



Lymington Road | Torquay | TQ1 4BG

Asking Price Of £225,000

A 4 bed mid terraced family house located on a level walk to Torquay town centre and sea front. The spacious accommodation offers a lounge, separate dining room, and kitchen/diner room to the ground floor with a good sized bedroom and bathroom too the first floor. With double glazing and central heating. A lovely period property well worth viewing.

- NO ONWARD CHAIN
- FRONT AND REAR GARDENS
- ONE BATHROOM
- FOUR BEDROOMS
- TENANTS IN SITU
- INVESTORS ONLY

**ENTRANCE PORCH** - Double glazed door to front with window above. Glazed door into:-

**ENTRANCE HALL** - Stairs rising to first floor with under stairs storage cupboard. Radiator. Doors to:-**LOUNGE** 16' 2" x 16' 0" max (4.948m into bay x 4.892m max) Double glazed bay window to front. Radiator.

**DINING ROOM** - 13' 4" x 11' 0" max (4.08m x 3.354m max) Double glazed patio door to rear. Radiator.

**KITCHEN/DINER** - 24' 2" x 8' 8" min (7.383m x 2.654m min) Fitted with a matching range of wall and base mounted units and drawers with roll edged work surface over. Fitted electric double oven and hob with cooker hood above. Spaces for American style fridge/freezer, washing machine and dishwasher. Central heating boiler. Double glazed windows and door to side, radiator.

**FIRST FLOOR LANDING** - A split level landing with high level stained glass effect window to rear. Access hatch to loft space. Doors to:-**BEDROOM ONE** 13' 7" x 10' 9" (4.153m x 3.283m) Double glazed window to rear. Radiator.



**BEDROOM TWO** 13' 7" x 9' 5" (4.148m x 2.881m plus door recess) Double glazed window to front with views overlooking the park. Radiator.

**BEDROOM THREE** 10' 4" x 6' 10" (3.172m x 2.087m) Double glazed window to front with views overlooking the park. Radiator.

**BEDROOM FOUR** 10' 2" x 5' 11" (3.103m x 1.806m plus door recess) Double glazed patio door to rear. Radiator.

**BATHROOM** Fitted with a modern matching three piece white suite comprising of panelled shower bath with mixer tap and mains shower, low level WC and pedestal wash hand with mixer tap. Shaver point and light. Double glazed window to side. Chromed ladder style radiator. Extractor fan.

**OUTSIDE** To the front there is a small enclosed garden which is laid for ease of maintenance and to the rear there is a small patio which is concreted for ease of maintenance. Potential to create a roof terrace above the kitchen/diner with access into bedroom four.

#### MATERIAL INFORMATION

Tenure: Freehold  
EPC Rating: '57 | D'  
Council Tax Band: B

**NOTE** The photographs were take prior to the current tenants moving in.

#### Address

'Lymington Road, Torquay, TQ1 4BG'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'D'

#### Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.