



Lower Shirburn | Torquay | TQ1 3ET

Asking Price Of £295,000

Presented to a very high standard is this period bay fronted terraced house. The property is conveniently located on the outskirts of the town centre and within proximity to local schools and bus routes. The accommodation consists of 3 double bedrooms, lounge, kitchen/diner, bathroom and utility/WC. DG, GCH, front and rear gardens and off road parking. Early viewing advised to avoid disappointment.

- 3 DOUBLE BEDROOMS
- CLOAKROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- FRONT & REAR GARDENS

## ENTRANCE HALL

Stairs rising to first floor. Cupboard housing the electric meters. Door to bedroom three and open plan to:-

**LOUNGE** 14' 10" x 13' 5" (4.53 max m x 4.103m)  
Double glazed window to rear. Stairs down to kitchen/diner. Radiator.

**BEDROOM THREE** 13' 3" x 9' 10" (4.042 into bay m x 3.019m)  
Double glazed bay window to front. Radiator.

## FIRST FLOOR LANDING

Access hatch to loft space which has a pull down ladder, is part boarded and has a light. Inset ceiling spotlights. Doors to:-

**BEDROOM ONE** 16' 6" max (into bay) x 15' 9" max (5.054 max (into bay) m x 4.815 max m)  
Previously two bedrooms. Double glazed bay window to front. Radiator.

**BEDROOM TWO** 10' 7" x 9' 8" (3.23m x 2.959m)  
Double glazed window to rear. Radiator.

## SHOWER ROOM

Fitted with a modern matching three piece white suite comprising of shower cubicle with mains shower, low level WC with concealed cistern and wash hand basin with mixer tap set into vanity unit with cupboard below. Double glazed window to rear. Inset ceiling spotlights. Chromed ladder style radiator.

## KITCHEN/DINER

**DINING AREA** 15' 7" max x 11' 7" max (4.771 max m x 3.531 max m)

Spacious walk in larder cupboard behind sliding doors. Inset ceiling spotlights. Under stairs storage cupboard. Radiator. Door to rear hallway and open plan to:-  
**KITCHEN** 12' 8" max x 7' 1" (3.885 max m x 2.175m)  
Fitted with a modern matching range of wall and base mounted units and drawers with roll edged work surface over and under unit lighting. Single bowl sink unit with mixer tap. Fitted electric oven and hob with vertical cooker hood above. Integrated microwave. Concealed integrated dishwasher. Space for American style fridge/freezer. Inset ceiling spotlights and double glazed window to rear.

## REAR HALLWAY

Double glazed door to rear. Radiator. Sliding door to:-

## UTILITY/WC

Fitted with a modern matching two piece white suite comprising of low level WC with concealed cistern and wash hand basin with mixer tap set into vanity unit with cupboard below. Double glazed window to rear. Fitted washing machine and tumble dryer.

## OUTSIDE

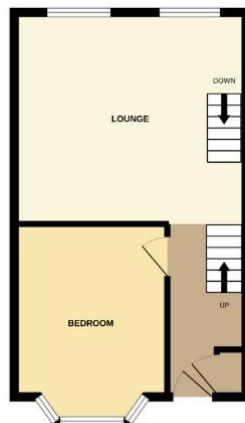
To the front, the property is paved for ease of maintenance. To the rear the garden enjoys a sunny aspect and is laid to low maintenance on several levels. There is an outside tap and the garden is enclosed by panelled fencing. At the bottom of the garden is a brick built store and a gate gives access to the rear where there is an off road parking space.

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.

GROUND FLOOR  
34.2 sq.m. (366 sq.ft.) approx.



ENTRANCE FLOOR  
34.6 sq.m. (372 sq.ft.) approx.



1ST FLOOR  
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA : 103.4 sq.m. (1113 sq.ft.) approx.  
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### Address

Lower Shirburn Road, Torquay, TQ1 3ET

### EPC

72

### Tenure

Freehold

### Council Tax Band

B