



Shirburn Road, Torquay, TQ1 3JL

Asking Price Of £335,000

A well presented period bay fronted terraced house conveniently located for local schools, shops and bus routes. The accommodation is on 3 floors and comprises of: 3 bedrooms, 2 receptions, 2 bathrooms, kitchen, utility room and further reception with bedroom area. Ideal for those looking for a property with annexe potential. Front and rear gardens and garage. Offered for sale with no onward chain.

- 3 BEDROOMS
- 3 RECEPTIONS
- 2 BATHROOMS
- GARAGE AND GARDEN
- ANNEXE POTENTIAL
- NO ONWARD CHAIN

## Entrance Porch

Decorative double glazed door to front, glazed door to:

## Entrance Hall

Stairs rising to 1st floor, radiator. Doors to:

**Lounge** - 4.57m into bay x 4.14m (14'11" into bay x 13'6")

Double glazed bay window to front. Feature antique style fireplace with mantle and surround and inset coal effect gas fire, radiator.

**Dining Room** - 4.29m x 3.25m (14'0" x 10'7")

Radiator, open plan to:

**Sun Room** - 2.03m x 1.57m (6'7" x 5'1")

Double glazed windows to side and rear, double glazed sliding door to balcony.

**Kitchen** - 4.29m max x 2.92m max (14'0" max x 9'6" max)

Fitted with a matching range of wall and base mounted units and drawers with roll edge work surface over and under unit lighting. 1.5 bowl ceramic sink unit with mixer tap. Gas cooker point, space for fridge/freezer. Double glazed windows to side and rear, radiator. Door with stairs down to:

**3rd Reception** - 5.02m max x 3.81m (16'5" max x 12'6")

Fireplace with mantle and surround and space for electric fire. Under stairs storage cupboard, 2 radiators. Doors to Utility and Bathroom, large opening to:

**Bedroom Area** - 5.02m x 1.7m (16'5" x 5'6")

Power and lighting.



Total area: approx. 146.3 sq. metres (1574.5 sq. feet)

**Utility Room** - 2.41m x 2.02m (7'10" x 6'7")

Single bowl stainless steel sink unit set into work surface with cupboard below. Spaces for washing machine and tumble dryer, double glazed window and door to rear.

## Bathroom

Fitted with a modern matching 3 piece white suite comprising of: Panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Double glazed windows to rear.

## 1st Floor Landing

A galleried style landing with double glazed window to side. Doors to:

**Bedroom 1** - 5.63m into bay x 3.38m (18'5" into bay x 11'1")

Double glazed bay window to front. Fireplace mantel and surround with space for electric fire, radiator.

**Bedroom 2** - 3.49m x 3.25m (11'5" x 10'7")

Double glazed window to rear enjoying an open outlook, radiator.

**Bedroom 3** - 3.9m x 1.72m (12'9" x 5'7")

Double glazed window to front, radiator. Access hatch to loft space.

## Bathroom

Fitted with a modern matching 4 piece white suite comprising of: Panelled bath, shower cubicle with mains shower, low level WC and pedestal wash hand basin. Double glazed windows to rear, radiator, inset ceiling spotlights

## Outside

To the front is a small enclosed patio garden. To the rear is a large decked terrace with steps leading down to another decked terrace which has a feature raised pond and mature palm tree. The remainder of the garden is inset with mature shrubs and leads to the garage which is accessed off Lower Shirburn Road.

## Address

Shirburn Road, Torquay, TQ1 3JL

## Tenure

Freehold

## Council Tax Band

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## Viewing Arrangements

By appointment only

## 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.