



Grange Road | Torquay | TQ1 1LF

Asking Price Of £257,000

Occupying an elevated position on the edge of The Warberries and enjoying an open outlook towards Haytor is this modern terraced town house. The accommodation consists of: 3 double bedrooms with master en-suite, lounge, kitchen/diner, bathroom and cloakroom. Double glazing, gas central heating, garage, parking and patio garden. Early viewing advised to avoid disappointment.

- 3 DOUBLE BEDROOMS
- MASTER EN-SUITE
- GARAGE AND PARKING
- PATIO GARDEN
- OPEN OUTLOOK

Entrance Hall - Double glazed door to side.
Cupboard housing the central heating boiler,
stairs rising to

1st Floor Landing - Stairs rising to 2nd floor,
doors to:-

Lounge - 4m x 2.9m + Recess (13'1" x 9'6" +
Recess) Double glazed windows and patio doors
with Juliette balcony to front enjoying a superb
open outlook across Torquay towards Haytor.
Radiator.

Kitchen/Diner - 4.1m x 3.9m min(13'5" x 12'9"
min) Fitted with a modern matching range of high
gloss fronted wall and base mounted units and
drawers with roll edge work surface over. 1.5
bowl stainless steel sink unit with mixer tap.
Fitted electric oven and hob with cooker hood
above. Concealed, integrated fridge/freezer and
washing machine. Double glazed window and
patio doors to rear, radiator.

Cloakroom - Fitted with a modern matching 2
piece white suite comprising of: Low level WC
and wall mounted wash hand basin with mixer
tap. Extractor fan.

2nd Floor Landing - Stairs up to 3rd floor, doors
to:-

Address

'Grange Road, Torquay, TQ1 1LF'

Tenure 'Freehold'

Council Tax Band 'B'

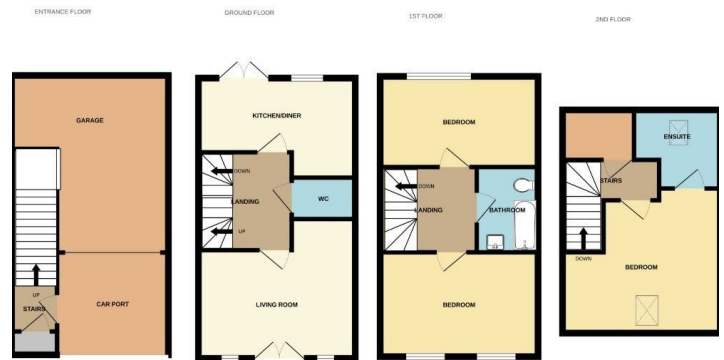
EPC Rating 'B'

Contact Details

117 Union Street
Torquay
Torbay
TQ1 1DW

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 201904



Bedroom 2 - 4m x 2.9m (13'1" x 9'6") Double
glazed windows to front enjoying a superb open
outlook across Torquay towards Haytor.
Radiator.

Bedroom 3 - 4m x 2.4m (13'1" x 7'10") Double
glazed window to rear, radiator.

Bathroom - Fitted with a modern matching 3
piece white suite comprising of: Panelled shower
bath with centralised mixer tap and mains
shower, low level WC and wall mounted wash
hand basin with mixer tap. Chromed ladder style
radiator, extractor fan.

3rd Floor Landing - Walk in store cupboard with
light, door to:-

Bedroom 1 - 4.1m max x 3.4m (13'5" max x
11'1") Part sloping ceiling, some limited head
height. Double glazed skylight window to front
enjoying a superb open outlook across Torquay
towards Haytor. Over stairs storage cupboard,
radiator. Door to:-

En-suite - Fitted with a modern matching 3 piece
white suite comprising of: Shower cubicle with
electric shower, low level WC and wall mounted
wash hand basin with mixer tap. Double glazed
skylight window to rear, chromed ladders style
radiator, extractor fan.

Outside - To the front is a carport which leads to
the garage. This has an up and over door. To the
rear of the property is a walled, concreted patio
with spiral metal staircase leading up to the
remainder of the garden which is laid to lawn and
enclosed by fencing.

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.