



Empire Road | Torquay | TQ1 4LE

Asking Price Of £350,000

Conveniently located for access to local shops, schools and bus routes is this extended semi detached house. The accommodation consists of: 5 double bedrooms, lounge/diner, kitchen/breakfast room, study, bathroom and cloakroom. Double glazing, gas central heating, garage, parking, front and rear gardens.

- 5 DOUBLE BEDROOMS
- CLOAKROOM
- GARAGE AND PARKING
- FRONT AND REAR GARDENS
- EXTENDED SEMI DETACHED HOUSE

Entrance Hall Double glazed door to front. Stairs rising to 1st floor with under stairs storage cupboard. 2 radiators, doors to:-

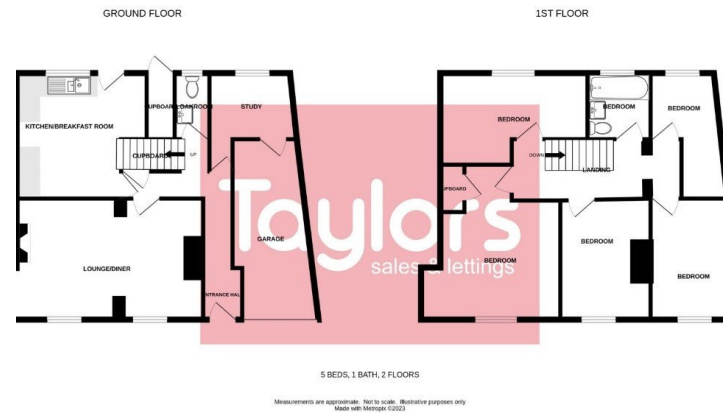
Lounge Diner - 6.3m max x 3.3m (20'8" max x 10'9") Double glazed windows to front, fireplace with mantle and surround and gas point. 2 radiators.

Kitchen/Breakfast Room - 3.81m max x 3.67m (12'6" max x 12'0") Fitted with a modern matching range of wall and base mounted units and drawers with roll edge work surface over. 1.5 bowl stainless steel sink unit with mixer tap. Spaces for gas cooker, washing machine, slimline dishwasher and American style fridge/freezer. Central heating boiler. Double glazed window and door 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. Double glazed window to rear, radiator.

Study - 2.57m x 1.89m + Recess (8'5" x 6'2" + Recess) Double glazed window to rear, radiator, courtesy door to garage.

1st Floor Landing Access hatch to loft space which is part boarded with light. Doors to:-



Bedroom 1 - 4.42m max x 3.43m max (14'6" max x 11'3" max) Fitted with a comprehensive range of bedroom furniture incorporating wardrobes, drawers and over bed cupboards. Further storage cupboard. Double glazed window to front enjoying an open outlook and distant countryside views, radiator.

Bedroom 2 - 3.94m max x 3.12m (12'11" max x 10'2") Double glazed window to front enjoying an open outlook and distant countryside views, radiator.

Bedroom 3 - 4.31m max x 2.67m max (14'1" max x 8'9" max) Double glazed window to rear, radiator.

Bedroom 4 - 3.41m x 2.78m max (11'2" x 9'1" max) Double glazed window to front enjoying an open outlook and distant countryside views, radiator.

Bedroom 5 - 3.95m max x 2.43m max (12'11" max x 7'11" max) Double glazed window to rear, radiator.

Bathroom Fitted with a matching 3 piece white suite comprising of: Panelled bath with electric shower, low level WC and pedestal wash hand basin. Double glazed window to rear, tiled walls, radiator and extractor fan.

Outside To the front of the property the garden is level and laid to lawn. A driveway allows off road parking for several vehicles and leads to the garage. To the rear is a paved patio and decking with the remainder being laid to lawn. Outside tap and light. Double glazed door leading to integral store room.

Garage - 5.41m x 2.58m max (17'8" x 8'5" max) Up and over door, power and light. Courtesy door to study.

Address

Empire Road, Torquay, TQ1 4LE

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBA'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

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.