



Lower Shirburn Road | Torquay | TQ1 3ET

Asking Price Of £290,000

A spacious three-bedroom period terraced house with potential for an annexe conveniently located within access for local schools, shops and near a bus route. The property is on three levels and further accommodation comprises of lounge, Dining room, kitchen, Stunning five piece bathroom, 2 basement rooms and utility room. The property is double glazed and gas centrally heated and there are front and rear gardens. Offered for sale with no onward chain.

- THREE BEDROOMS
- THREE RECEPTIONS
- CELLAR ROOM
- ANNEXE POTENTIAL
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

Entrance Porch - Double glazed door to front, glazed door to:-

Entrance Hall - Stairs to top floor, radiator, doors to:-

Lounge - 4.26m into bay 3.57m max (13'11" x 11'8") Double glazed bay window to front, fireplace with space for electric fire Mansell and surround, two radiators.

Dining Room - 4.47m x 3.36m max (14'7" x 11'0") Double glazed patio door to where enjoying an open outlook. Feature log burner set into chimney breast with mantle and surround, radiator. Door with stairs down to garden level and door to:-

Kitchen - 3.12m max 2.67m (10'2" x 8'9") Fitted with a matching range of base mounted units and drawers with rolled edge work surface over. Corner larder unit with shelving and housing the central heating boiler. Single bowl stainless steel sink unit sink unit with mixer tap. Fitted five burner range style gas cooker With cooker hood above. Concealed integrated fridge and slimline dishwasher. Double glazed window to rear enjoying an open outlook, radiator.

First Floor Landing - Galleried style landing. Access Hatch to loft space which has a pulldown ladder is part boarded and has a light. Doors to:-

Bedroom One - 4.28m x 2.76m (14'0" x 9'0") Double glaze window to rear enjoying an open outlook, radiator.



Bedroom Two - 3.84m x 2.8m max (12'7" x 9'2") Double glaze window to front, radiator. Bedroom Three - 2.96m x 1.83m (9'8" x 6'0") Double glazed window to front, radiator.

Bathroom - Fitted with a modern matching five piece white suite comprising of: floor mounted roll top bath with mixer tap and shower attachment, shower cubicle with mains shower, low-level WC and his and hers wash hand basin is set into vanity units with drawers below and mirrors behind and shaver point. Chrome ladder style radiator. Double glazed windows to side and rear. Tiled walls.

Garden Level

Reception Room - 4.22m x 3.44m (13'10" x 11'3") Under stairs storage cupboard, vertical panelled radiator. Polished tiled flooring. Fireplace recess with space for fire, double glazed door to rear and doors to:-

Cellar Room - 4.06m x 3.32m (13'3" x 10'10") Fitted high-gloss wall and base mounted units with rolled edge work surface over. Power and lighting, inset ceiling spotlights, consumer unit.

Utility Room - 2.64m x 2.2m (8'7" x 7'2") Double glazed windows to side and rear, double glazed door to side. Continuation of polished tiled flooring, radiator.

Shower Room - Fitted with a modern matching three-piece white suite comprising of: Shower cubicle with mains shower, low-level WC and wall mounted wash hand basin with mixer tap. In set ceiling spotlights, extractor fan. Tiled walls and continuation of polished tiled flooring.

Outside - To the front, the garden is later artificial grass. Accessed off the dining room is a composite decked Terrace enjoying a superb open outlook. The rear garden has a concreted patio and outside tap with the remainder being laid to lawn with mature flowerbed borders and a garden shed. A gate gives access to the rear. A Further gate leads around the side of the property to the front of the building.

## Address

Lower Shirburn Road, Torquay, TQ1 3ET

Tenure 'Freehold'

Council Tax Band 'C'

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.