



Hoxton Road | Torquay | TQ1 1NY

Asking Price Of £299,950

Conveniently located on the outskirts of the town centre and within close proximity to local shops, schools and transport links is this newly renovated four bedroom end of terrace house. The well presented, spacious accommodation is split over two levels with the ground floor comprising a lounge, dining room, kitchen / breakfast room and downstairs W/C. On the first floor is the family bathroom and four good sized bedrooms with the master bedroom accompanied by an en suite and walk in wardrobe. The property also benefits from off road parking for 2-3 cars along with a stylish, level rear garden. This property is offered for sale with no onward chain!

- FOUR BEDROOMS
- END OF TERRACE HOUSE
- NEWLY RENOVATED
- OFF ROAD PARKING
- REAR GARDEN
- CHAIN FREE!

Entrance Porch - Composite double glazed door to front entrance. Consumer unit. Tiled flooring and dado rails. Glazed door leading into:-

Entrance Hallway A welcoming, homely hallway with wood effect hard flooring. Dado rails. Carpeted stairs leading to the first floor. Handy storage cupboard under the stairs. Radiator. Doors to:-

Lounge - 5.01m x 3.71m (16'5" x 12'2") max. A bright and airy lounge with lovely high ceilings and a double glazed window to the front aspect. Carpeted flooring. Radiator. TV point.

Dining Room - 3.8m x 3.58m (12'5" x 11'8") max. A spacious dining room with a double glazed window to the rear aspect overlooking the rear garden. Log burner effect gas fire with white painted stone hearth. Shelved and cupboard storage either side of the chimney breast. Picture rails. Space and plumbing for a washing machine and tumble dryer under a square edge work surface accompanied with a wall mounted cupboard above. Wood effect hard flooring. Radiator. Downstairs W/C A modern white suite with a stylish push button W/C and hand wash basin with mixer tap and storage cupboard below within the same unit. Wood effect hard flooring matching the hallway. Frosted double glazed window to the side aspect.

Kitchen/Breakfast Room - 5.75m x 2.82m (18'10" x 9'3") max. Fitted with a modern, matching range of wall and floor mounted units comprising cupboards and drawers. Stylish square edge work surfaces with inset one and a half bowl sink unit with mixer tap. Fitted electric oven and fitted electric hob with concealed fitted cooker hood above. Integrated dishwasher and space for fridge/ freezer. Ample space for a good size dining table. Wood effect hard flooring. Radiator. Double glazed window to the side aspect along with double glazed patio doors leading out into the rear patio garden.



First Floor Landing - A spacious split level landing with carpeted flooring. Two access hatched to loft space. Radiator. Doors to:-

Bedroom One - 3.86m x 3.31m (12'7" x 10'10") max. A bright and airy main bedroom with a double glazed window to the front aspect. Carpeted flooring and radiator. TV point. Door opening into a walk in wardrobe with fitted LED down light and radiator comprising shelved and hanging storage space. Door to: -

En-Suite Fitted with a modern matching three piece white suite comprising a hand wash basin with mixer tap and storage cupboard below, push button W/C and a fully tiled shower unit with mains rainfall style shower above. Mostly tiled walls and tiled flooring. Chrome heated towel rail. Fitted LED down lights and extractor. Shaver point.

Bedroom Two - 3.61m x 2.673m (11'10" x 8'9") max. A generous sized double bedroom with a double glazed window to the side aspect. Ample space for bedroom furniture. Carpeted flooring. Radiator.

Bedroom Three - 3.59m x 3.57m (11'9" x 11'8") max. A good size double bedroom with a double glazed window to the rear aspect overlooking the rear garden. Carpeted flooring. Radiator. Bedroom Four - 3.37m x 2.86m (11'0" x 9'4") max. Double glazed window to the side aspect. Carpeted flooring and radiator.

Bathroom Fitted with a modern, matching three piece white suite comprising a hand wash basin with mixer tap and storage cupboard below, push button W/C and a panel fronted bath with mains shower above. Mostly tiled walls and tiled flooring. Fitted mirror. Chrome heated towel radiator. Fitted LED down lights and extractor. Frosted double glazed window to the side aspect.

Outside To the front of the property is off road parking for 2-3 cars. At the rear of the property is a secure, level rear garden laid to artificial lawn and a paved sun patio. There is a wooded storage shed along with a secure side to the front aspect. Outdoor tap, outdoor lighting and outdoor electric socket.

Address

'Hoxton Road, Torquay, TQ1 1NY'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'Tbc'

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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.