

Padacre Road, Torquay, TQ2 8PX

Asking Price Of £299,500

A spacious three bedroom semi detached house located within walking distance of local shops, schools and woodland walks. The property is situated on a bus route in a quiet residential area with St. Marychurch or the shops in Barton just a short car journey away. The accommodation is arranged over two floors with the ground floor comprising a lounge, kitchen and dining room. On the first floor are three double bedrooms and the family bathroom. The property has a generous size driveway at the front for 3/4 cars and a sizeable terraced garden at the rear. Viewing highly recommended.

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- OPEN OUTLOOK
- OFF ROAD PARKING
- REAR GARDEN
- POPULAR LOCATION

Entrance Hallway

UPVC door to the front entrance along with frosted double glazed windows to the front and side aspects. Handy storage cupboard under the stairs. Carpeted stairs leading to the first floor. Radiator. Wood effect hard flooring doors and openings to:-

Lounge Diner - 5.85m x 4.28m (19'2" x 14'0")

A spacious dual aspect lounge with a double glazed window to the front aspect along with double glazed sliding patio doors to the rear aspect opening onto a lovely sun patio. Charming log burner with a black stone effect hearth and a slate tiled surround and chimney breast. TV point. Wood effect hard flooring. Radiator. Ceiling coving and two fitted ceiling fans with ceiling lights.

Dining Room/ Bedroom - 4.29m x 2.34m (14'0" x 7'8")

A bright and versatile room that creates the perfect dining room or second reception. This room could also be used as a home office or downstairs bedroom which this room has been used for in the past. Double glazed window to the front aspect. Cupboard housing the gas combination boiler along with the consumer unit and electric meter. Cupboard housing the gas meter. Radiator. Wood effect hard flooring and ceiling coving.

Kitchen - 3.26m x 3.01m (10'8" x 9'10")

Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one bowl stainless steel sink unit with mixer tap. Tiled splash backs. Spaces for a fridge/ freezer, washing machine and dishwasher. Space for an electric cooker and concealed fitted cooker hood above. Wood effect hard flooring and fitted ceiling down lights. Double glazed window to the rear aspect and a double glazed door to the side aspect opening into a side courtyard along with access to the rear garden.

First Floor Landing

A bright landing with carpeted flooring. Access hatch to loft space. Doors to:-

Bedroom One - 3.64m x 3.04m (11'11" x 9'11")

A bright and spacious double bedroom with a double glazed window to the rear aspect enjoying views over the rear garden and the woodlands. Two built in double wardrobes providing hanging and shelved storage space. Ample space for other bedroom furniture. Radiator. Wood effect hard flooring. Fitted ceiling fan with lights.

Bedroom Two - 3.3m x 3.02m (10'9" x 9'10")

A spacious double bedroom with a double glazed window to the rear aspect enjoying views from eve the rear garden and the woodlands at the rear of the garden. Partial ceiling coving and wood effect hard flooring. Radiator. Fitted ceiling fan with a ceiling light built in.

Bedroom Three - 3.21m x 2.66m (10'6" x 8'8")

A bright and airy double bedroom with a double glazed window to the front aspect enjoying superb distant countryside views and views of the surrounding area. Fitted storage cupboards and shelving. Fitted ceiling fan with down lighting. Wood effect hard flooring. Radiator.

Bathroom

Fitted with a matching white suite comprising a built in vanity unit with a hand wash basin and storage cupboards below, WC and a panel fronted bath. There is also a fully tiled shower unit with electric shower above. Partly tiled walls and vinyl hard flooring. Radiator and fitted ceiling down lights. Frosted double glazed window to the side aspect.

Outside

To the front of the property is a large block paved driveway for 3-4 cars. There is also a small decked patio area and a secure side access gate. To the rear of the property is a terraced garden arranged in to many tiers. Firstly there is a beautifully paved sun patio providing ample space for a good size outdoor set of table and chairs with raised planted borders. There are then steps leading up the left side of the garden to three decked tiers with glass banisters and providing great areas for sun lounging, BBQ's and outdoor dining. Following on from the decked area behind an evergreen laurel hedge is an area that has previously been used for growing vegetables. In this area is a good size wooden shed. Outdoor tap.

Address

Padacre Road, Torquay, TQ2 8PX

Tenure

FREEHOLD

Council Tax Band

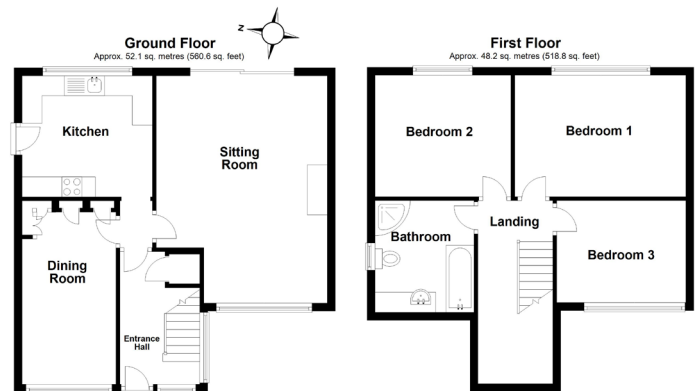
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Total area: approx. 100.3 sq. metres (1079.4 sq. feet)

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.