



## Bench Tor Close, Torquay, TQ2 7SH

Asking Price Of £245,000

Situated in a quiet cul de sac location in a popular area of Shiphay is the spacious three bedroom end of terrace house. This property is perfectly located within the school catchments for some of the best schools in Torquay and able to benefit from many shops and transports that are all within a short walk. The accommodation comprises a spacious lounge, kitchen / diner, downstairs WC, three bedrooms and a family bathroom. The property has front and rear gardens and also benefits from a separate garage along with off road parking for two to three vehicles. A viewing is highly recommended for this property to take in all of what is on offer with this home.

- THREE BEDROOMS
- END OF TERRACE HOUSE
- GARAGE
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- POPULAR LOCATION

**Entrance porch.**

Double glazed frosted door to the front entrance with frosted double glazed windows to the front and side aspects. Handy storage space for coats and shoes. Wood effect hard flooring. Glazed frosted window and glazed frosted door leading into:-

**Entrance hallway.**

A welcoming entrance hallway with carpeted flooring and carpeted stairs leading to the first floor. Radiator. Handy storage cupboard under the stairs housing the gas combination boiler. Doors to:-

**Lounge. 7.07 x 3.25 max**

A bright and spacious dual aspect lounge with double glazed windows to the front and rear aspects. Characterful gas fireplace with tiled hearth and surround, completed with a wooden mantelpiece. Dado rails and ceiling coving. Carpeted flooring. Two radiators.

**Kitchen / diner. 4.83 x 4.85 max**

A generous sized dining room with ample space for a good size family dining table. There is also space to create a home office area or snug space perhaps. Space saving, stylish vertical radiator. Carpeted flooring. Breakfast bar island with large opening to the kitchen area.

The kitchen is fitted with a modern matching range of wall and floor mounted units comprising cupboards and drawers. Stylish wood effect rolled edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Tiled splash backs. Island comprising more storage space with a matching work surface. Space for an electric or gas cooker with fitted cooker hood above. Space for a washing machine, tumble dryer and fridge / freezer. Ceiling coving. Two double glazed windows to the rear aspect along with a double glazed door leading out into the rear garden. Wood effect hard flooring.

**Downstairs WC.**

Fitted with a modern matching two piece white suite comprising a hand wash basin and push button WC. Tile effect vinyl hard flooring. Internal frosted glazed window providing borrowed light from the porch.

**First floor landing.**

A bright and airy landing with a double glazed window to then side aspect enjoying distant views. Access hatch to loft space. Carpeted flooring. Storage cupboard over the top of the stairs providing handy shelved storage space. Doors to:-

**Bedroom 1. 3.40 x 2.62 max**

A bright and spacious double bedroom with a double glazed window to the rear aspect enjoying a view of the rear garden. Fitted wardrobes and drawers providing shelved and hanging storage space. Radiator. Ceiling coving and carpeted flooring.

**Bedroom 2.**

Another generous bright double bedroom with a double glazed window tonight the rear aspect with a view over the rear garden. Built in wardrobes providing hanging and shelved storage space. Radiator. Carpeted flooring.

**Bedroom 3.**

A fair size single bedroom with a double glazed window to the front aspect. Radiator and carpeted flooring.

**Bathroom.**

Fitted with a modern, matching three piece white suite comprising a pedestal hand wash basin with mixer tap, push button WC and a panel fronted bath with electric shower above. Tiled wall around the bath, toilet and hand wash basin. Chrome heated towel radiator. From double glazed window to the front aspect.

**Garage.**

Up and over door opening into a good size garage offering a great amount of storage space.

**Outside.**

To the front of the property is a secluded level front garden laid mostly to lawn with borders planted with mature shrubbery. To the rear of the property is a well cared for terrace garden split into three levels. The first level is a paved sun patio with raised planted borders. There are decked steps leading onto the decked sun patio that create the second terrace. The final terrace is a further decked area with wooden covered seating area and planted borders comprising a range of mature shrubbery. There is a metal side gate with a shared access path leading to the front of the property. The property also has off road parking for 2 -3 cars as there is off road parking for one car in front of the garage and a further 1-2 cars depending on size at the side of the property.

## Address

Bench Tor Close, Torquay, TQ2 7SH

## Tenure

FREEHOLD

## Council Tax Band

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## 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.