



Barchington Avenue, Torquay

OIRO £350,000



**WILLIAMS HEDGE**  
estate agents



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## 1 BARCHINGTON AVENUE, TORQUAY, TQ2 8LB

Detached bungalow with sea views in need of modernisation and refurbishment | Large gardens  
3/4 bedrooms | Sitting room Dining room | Kitchen Shower room | Bathroom | Separate WC  
Driveway and single garage | EPC D

In a sought after residential location the property offers a spacious detached bungalow occupies a good sized plot with development potential (subject to any necessary consents). The property does require improvement and offers excellent potential for a spacious detached bungalow with large gardens and sea views. Approached from the road, a driveway provides off-road parking and leads to a single detached garage, once inside an entrance porch leads to the reception hall with the accommodation comprising sitting room with bay window with sea views, dining room, kitchen, three bedrooms, one with an en-suite, bathroom and separate WC. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

### The accommodation comprises:

Multi paned door to:

**ENTRANCE PORCH** - 1.04m x 1.14m (3'5" x 3'9") Light point, part tiled walls, stained glass door to:

**RECEPTION HALL** - 4.04m x 2.92m (13'3" x 9'7") Coved and textured ceiling with light point, wall light points, radiator, doors to:

**SITTING ROOM** - 4.7m into bay x 3.78m (15'5" x 12'5") Coved ceiling with light point, wall light points, UPVC double glazed window to front aspect with sea views towards Brixham, tiled fireplace, radiator with thermostat controls.



**DINING ROOM** - 3.78m x 5.59m (12'5" x 18'4") maximum. Coved and textured ceiling with light point, hatch to roof space, dual aspect with UPVC double glazed windows to rear and side, radiator with thermostat control, door to:

**KITCHEN** - 4.75m x 2.82m (15'7" x 9'3") maximum. Textured ceiling with strip light, dual aspect with UPVC double glazed windows to rear and side with open outlook over surrounding area and Brunel Woods, and across the Lyme Bay, UPVC obscured glazed door leading to the rear garden. Comprising a range of base and drawer units with rolled edge work surfaces over, inset 1 1/2 bowl sink unit with mixer tap over, tiled surround, matching eye level cabinets, space for electric cooker with extractor over, space for washing machine, space for upright, fridge freezer, wall mounted boiler, UPVC obscured glazed door to driveway.



**BEDROOM ONE** - 3.78m x 4.7m into bay (12'5" x 15'5") Coved ceiling with pendant light point, UPVC double glazed bay window to front aspect and window to side, radiator with thermostat control, pedestal wash hand basin.



**BEDROOM TWO** - 4.09m x 3.78m (13'5" x 12'5") Coved ceiling with light point, UPVC double glazed bay window to side aspect. With outlook across to Torquay golf course and Lyme Bay, radiator with thermostat control, door to



**EN-SUITE SHOWER ROOM** - 1.93m x 2.06m (6'4" x 6'9") Light point, window, comprising shower cubicle with electric shower, pedestal wash hand basin, close coupled WC, tiled walls, tiled floor.

**PARKING** Driveway with off-road parking leads to the single detached garage.

**BEDROOM THREE** - 2.69m x 2.77m (8'10" x 9'1") Coved ceiling with pendant light point, UPVC double glaze window to side, pedestal wash hand basin, radiator with thermostat control.

**SINGLE DETACHED GARAGE** - 4.52m x 2.69m (14'10" x 8'10") Up and over door, window to side.

**BATHROOM** - 2.36m x 1.85m (7'9" x 6'1") Coved and textured ceiling with light point, window, airing cupboard housing the hot water system with shelving over, comprising panel bath with central taps and shower attachment over, pedestal wash hand basin, shaver socket, part tiled walls, radiator with thermostat control.



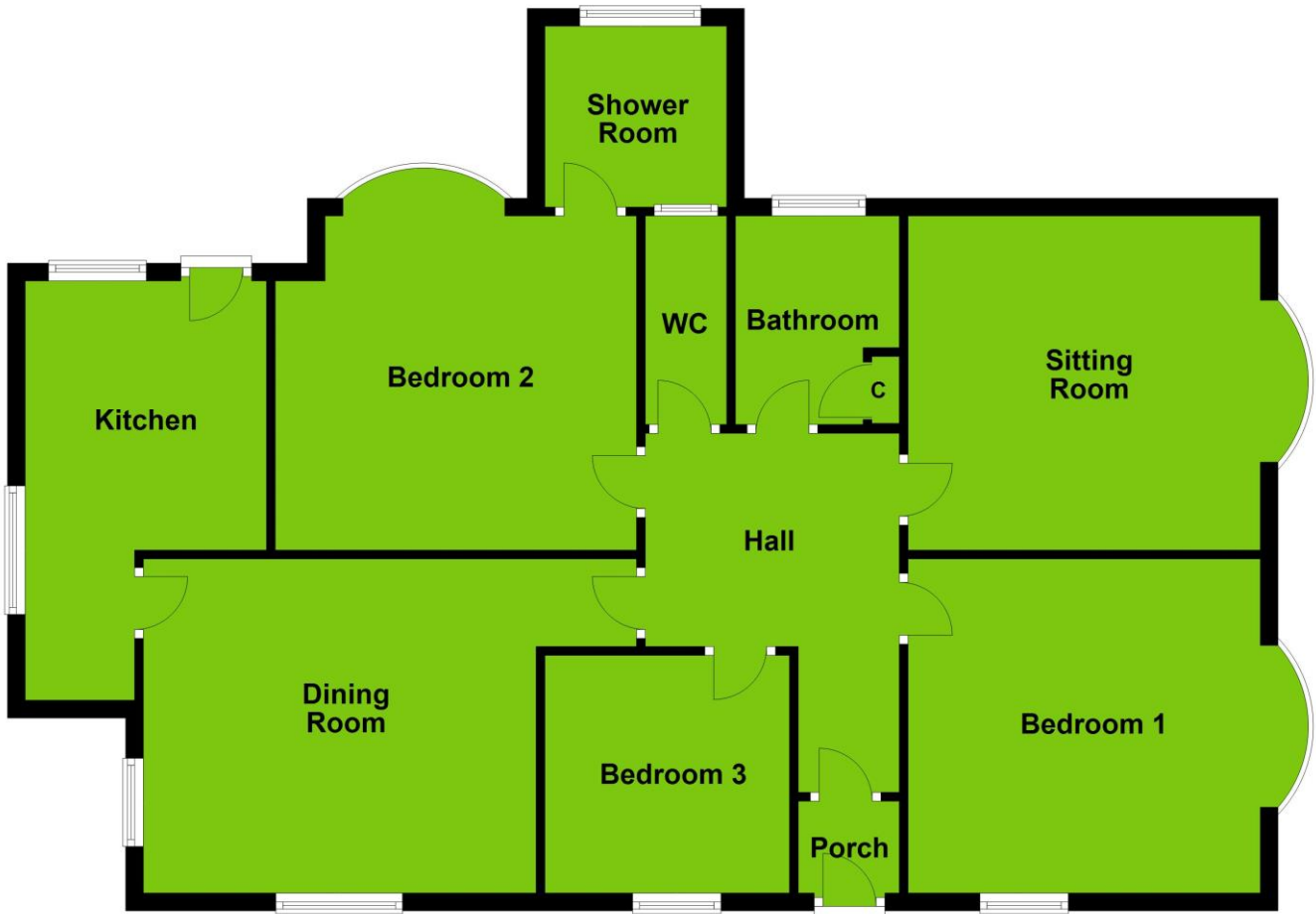
**SEPARATE WC** - 2.36m x 0.89m (7'9" x 2'11") Coved ceiling with light point, window, part tiled walls, close coupled WC.



**OUTSIDE** Gardens extend around the property with a near level laundry area with flowerbed/shrub border and enclosed by low-level block wall with pathway leading to the front door. There is a further section of garden at the rear, mainly level and enclosed by hedgerow and low-level block wall which could offer potential further development subject to any necessary consents.

This floorplan is not to scale and should only be used as a guide

### Ground Floor



Age: 1953 (unverified)	Postcode: TQ2 8LB
Current Council Tax Band: D EPC Rating: D	Stamp Duty: £6250* at current asking price
Electric meter position: Dining room	Gas meter position: Kitchen
Boiler positioned: Kitchen - conventional	Water:
Loft: Part boarded, insulated, ladder	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.  
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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