



Teignmouth Road, Torquay

£325,000



WILLIAMS HEDGE
estate agents



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39 TEIGNMOUTH ROAD, TORQUAY, DEVON TQ1 4EG

A spacious semi-detached family home offering versatile accommodation over three floors
Sitting room | Dining room | Kitchen | Snug | Large store rooms | Four large bedrooms
Shower room | bathroom | Parking | Easy maintenance garden

A spacious semi-detached family home offering versatile accommodation arranged over three floors. The ground floor offers enclosed entrance porch, inner hall, sitting room, dining room, three ground floor bedrooms, kitchen, shower room and separate WC. The first floor comprises, large double bedroom, bathroom and attic/store space (Ideal for storage or further extending subject to necessary permissions) In addition to this accommodation the property has further lower ground rooms, snug, kitchen, utility and workshop/under house store room. Externally the property offers parking to the front and easy maintenance garden to the side. The property accommodation would work for multi-generation family living.

The Accommodation Comprises

Timber front door into

ENCLOSED ENTRANCE PORCH - 1.47m x 1.35m (4'10" x 4'5") With wall mounted electric meter, panelled door to

INNER HALL - 7.9m x 1.47m (25'11" x 4'10") With radiator, stairs leading to first floor and stairs leading to lower ground floor, understairs storage cupboard, doors to all principal rooms, two ceiling light points.

SITTING ROOM - 4.09m x 3.91m (13'5"max x 12'10" into bay) With Bay fronted window to the front aspect, ceiling light point, radiator, TV aerial point, picture rail.



DINING ROOM - 4.37m x 3.45m (14'4" x 11'4") With radiator, ceiling light point, uPVC double glazed bay window to side aspect, feature fireplace with tiled surround and timber mantle.



KITCHEN - 4.04m x 2.24m (13'3" x 7'4") With matching wall, base and drawer units, with timber door to the side giving access to the garden, vinyl flooring, space for upright fridge/freezer, inset four ring gas hob with electric oven below, inset stainless steel sink with monobloc mixer tap, radiator, directional ceiling spotlights, partly tiled walls.



BEDROOM 2 - 3.89m x 3.61m (12'9" into bay x 11'10") Double bedroom with ceiling light point, uPVC double glazed window to front aspect, radiator, wash hand basin with vanity unit below.



BEDROOM 3 - 3.61m x 3.23m (11'10" x 10'7") Double bedroom with radiator, uPVC double glazed window to side aspect, wash hand basin with vanity unit.

BEDROOM 4 - 3.86m x 1.85m (12'8" x 6'1") With oak overlay flooring, window to the side, radiator, ceiling light point, built-in wardrobes.

SEPARATE W.C With low level W.C, wall hung wash hand basin, vinyl flooring, window to the side, partly tiled walls, ceiling light point.

SHOWER ROOM - 2.46m x 1.42m (8'1" x 4'8") With walk-in shower with electric shower unit, low level close coupled W.C, wash hand basin, radiator, vinyl flooring, window to the side, tiled walls, airing cupboard with immersion tank and slatted shelving.



LARGE STORE/LOFT AREA - 5.31m x 4.62m (17'5" max x 15'2" max)
Boarded with light. Ideal for storage or with potential to be converted to additional accommodation subject to the necessary permissions required.

LOWER GROUND FLOOR HALLWAY - 3.35m x 1.83m (11'0" x 6'0")
With doors to kitchen, utility and snug, understairs storage cupboard, ceiling light point.

SNUG - 5.03m x 3.63m (16'6" x 11'11") With exposed beams, window to the side aspect, ceiling light point, TV aerial point, access to large under house store.

FIRST FLOOR LANDING - 2.26m x 1.73m (7'5" x 5'8") With doors to bedroom, bathroom and store room and wall light point.

BEDROOM 1 - 5.97m x 3.48m (19'7" x 11'5") Large double bedroom with triple aspect with window to the front and sides, radiator, ceiling light point, smooth finished ceiling, cupboard with hanging rail, walk-in store with two hanging rails.



UTILITY - 1.73m x 1.68m (5'8" x 5'6") With light and power, space for fridge/freezer, shelving and access to further under house store.

KITCHEN - 3.28m x 3.25m (10'9" x 10'8") With matching wall, base and drawer units with roll edged work surfaces over, tiled flooring, inset stainless steel sink with matching drainer, two ceiling strip lights, space and plumbing for washing machine, four ring gas hob with built-in high level gas oven and grill, space and plumbing for dishwasher, window to the side, uPVC double glazed door to the rear, sliding door to the workshop/store room which has light and power.

OUTSIDE

FRONT To the front of the property there is a low-level stone wall with raised bark chipping bed, concrete path to front door.

SIDE To the side of the property there a garden laid to concrete and patio for ease of maintenance and terraced over three levels and enclosed by panelled fencing and block wall. Outside tap and wrought iron gate to the front.

PARKING Hardstanding for off road parking to the side.



BATHROOM With low level W.C, pedestal wash hand basin with mixer taps, corner bath with whirlpool jets and electric shower over, tiled walls, bidet, radiator, inset ceiling spotlights, shaver point, obscure window to side aspect.



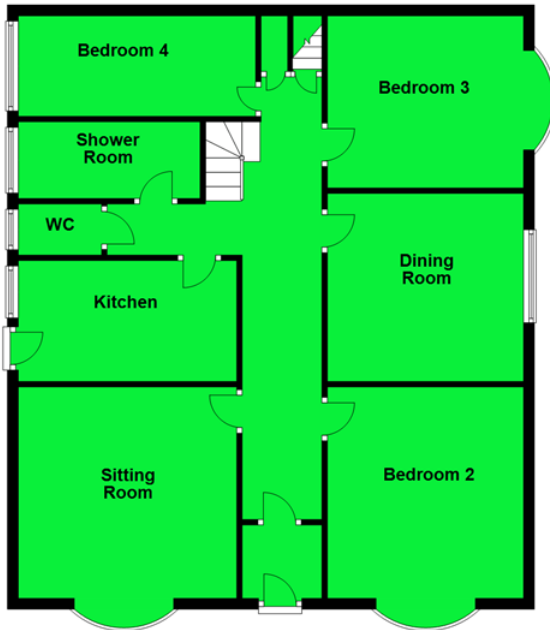
Age: 1926 (unverified)	Postcode: TQ1 4EG
Current Council Tax Band: D EPC Rating: D	Stamp Duty:* £3,750 at asking price
Electric meter position: Front porch	Gas meter position: Kitchen
Boiler positioned: Workshop - conventional	Water: Meter
Total Floor Area: approx. 249sqm 2680sqft	Rear Garden Facing: East

This information is given to assist and applicants are requested to verify as fact.

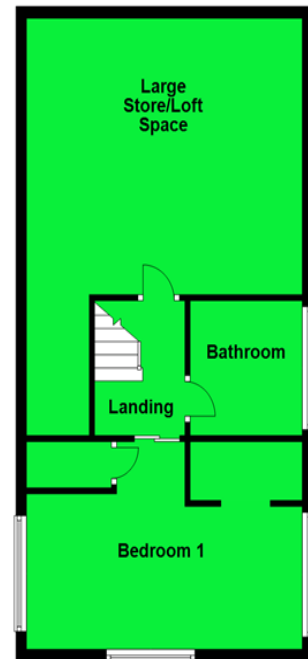
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

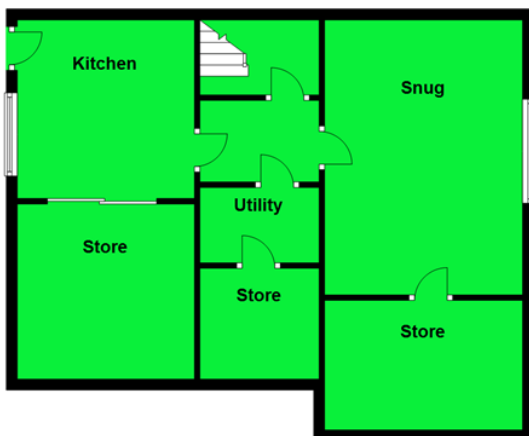
Ground Floor



First Floor



Lower Ground Floor



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