



Hartop Road, Torquay

£350,000



WILLIAMS HEDGE
ESTATE AGENTS



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14A HARTOP ROAD, TORQUAY, TQ1 4QQ

End of terrace home | Refurbished and remodelled accommodation | Garage and driveway parking | Close to the amenities of St Marychurch precinct | Entrance porch | Reception hall | Sitting room | Contemporary kitchen/diner | Ground floor W.C | First floor landing | Three bedrooms (bedroom one en-suite) | Family bathroom/W.C | Useful loft room | Enclosed rear garden

A superbly presented home conveniently positioned for the amenities of St Marychurch precinct that has been refurbished and remodelled by the current owners to stylish and inviting accommodation. Approached from the road a driveway provides off road parking for one vehicle and leads to do a large attached garage. Once inside, the light bright entrance hall leads to the ground floor accommodation which comprises a sitting room to the ground floor W.C and a stunning contemporary kitchen/diner with central island and sliding doors opening onto the rear garden. On the first floor are three bedrooms, (bedroom one with an en-suite shower room/W.C), and a family bathroom/W.C. From the landing staircase leads to a useful loft room. At the rear of the property is an enclosed garden arranged over two tiers with a patio serving the kitchen/diner and from here there is access into the rear of the garage, the top tier is mainly laid to lawn enclosed by block wall and timber fence and offers a seating area with outlook across to Torquay golf course. An internal inspection is highly recommended in order to appreciate this superbly presented home and sought after residential location.

The nearby shopping precinct at St Marychurch offers a fine range of shopping facilities, cafes, public houses and mini supermarkets, good transport links and bus services. Babbacombe Downs and beach are also nearby and offers a further parade of shops.

The Accommodation Comprises

UPVC door to

ENTRANCE PORCH - 3.1m x 0.79m (10'2" x 2'7")

Light point, UPVC double glazed windows with far reaching views towards Brunel Wood, door to garage, tiled flooring, UPVC obscure glazed door with matching side panels to

RECEPTION HALL - 2.29m x 1.85m (7'6" x 6'1") Light point, smoke detector, radiator with thermostat control, stairs to first floor, storage cupboard with shelving, doors to

SITTING ROOM - 4.29m x 3.4m (14'1" max x 11'2" max) Pendant light points, UPVC double glazed windows to front aspect, vertical radiator with thermostat control, recess with built-in media unit with space for TV and storage shelving to recess, inset electric fire.



KITCHEN/DINING ROOM - 5.31m x 3.43m (17'5" x 11'3") Inset spotlights, UPVC double glazed window to rear aspect, vertical radiator with thermostat control. Contemporary fitted kitchen with a range of base and drawer units and quartz work surfaces over, four ring electric hob, extractor over, tiled surrounds, matching wall cabinets, central island with inset sink and drainer, mixer tap over, storage cupboards and breakfast bar, built-in eyelevel electric oven, space for American style fridge/freezer, integrated washing machine, integrated dishwasher, pantry cupboard with light point and shelving, uPVC double glazed sliding doors leading to the rear garden.



GROUND FLOOR W.C - 2.41m x 0.84m (7'11" x 2'9") Light point, UPVC obscure glazed window. Comprising close coupled W.C, wall mounted wash hand basin with tiled splashback, heated towel rail, storage cupboard housing the boiler with shelving to side, tiled flooring.

FIRST FLOOR LANDING - 3.18m x 1.85m (10'5" x 6'1") Light point, smoke detector, stairs to loft room, doors to

BEDROOM ONE - 3.45m x 3.07m (11'4" x 10'1") Pendant light point, UPVC double glazed window to front aspect with views over towards Torquay golf course, Door to



ENSUITE SHOWER ROOM/W.C - 2.74m x 1.98m (9'0" x 6'6") Inset spotlights, UPVC double glazed window to front aspect, heated towel rail. Comprising walk-in shower enclosure with glazed screens, vanity unit with inset wash hand basin and tiled splashback, close coupled W.C, tiled walls, tiled floor.

BEDROOM TWO - 3.18m x 2.44m (10'5" x 8'0") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BEDROOM THREE - 2.44m x 1.98m (8'0" x 6'6") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM/W.C - 2.54m x 1.98m (8'4" x 6'6" max) Light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower over and glazed screen, vanity unit with inset wash hand basin, close coupled W.C, heated towel rail, part tiled walls, tiled floor.



LOFT ROOM - 5.28m x 2.84m (17'4" x 9'4") With sloping ceilings and inset spotlights, two velux windows, access to under eaves storage, power sockets.

OUTSIDE

FRONT At the front of the property is a driveway providing off road parking for one vehicle and leading to the attached garage.

ATTACHED GARAGE - 5.92m x 3.43m (19'5" x 11'3" max) Metal up and over door, strip light, power sockets, UPVC double glazed window to side and door leading into the rear garden.

REAR Enclosed garden accessed from the kitchen/dining room onto a patio area with outside light and access to the attached garage. From here steps lead to a second tier offering of further seating area mainly laid to lawn enclosed by low-level block wall and timber fence.



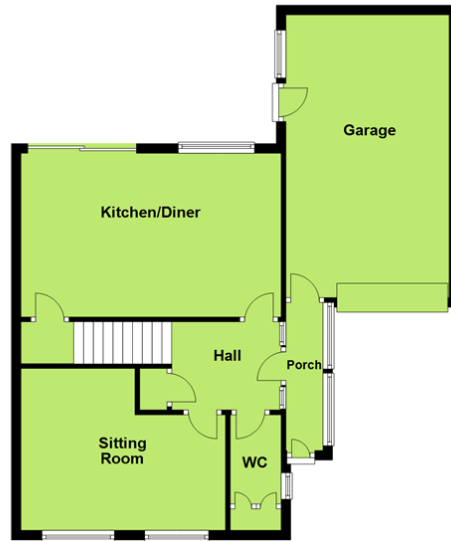
Age: 1996 (unverified)	Postcode: TQ1 4QQ
Current Council Tax Band: C EPC Rating: C	Stamp Duty:* £5,000 at asking price
Electric meter position: Outside front	Gas meter position: Outside front
Boiler positioned: Ground floor WC – smart boiler recently installed	Water: Rates
Loft: Loft room	Rear Garden Facing: South West
Total Floor Area: approx. 121.28 Square meters including garage	Square foot: approx. 1,305 Sqft including garage

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

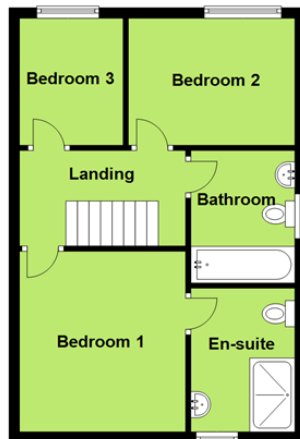
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

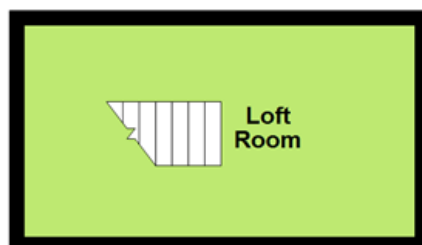
Ground Floor



First Floor



Loft



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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