



Quinta Road, Torquay

£425,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322



## 23 QUINTA ROAD, TORQUAY, DEVON TQ1 3RJ

Particularly spacious four bedroomed semi-detached house | Gas central heating | uPVC double glazed windows | Entrance porch | Reception hall | Lounge | Dining room | Study | Kitchen | Basement/utility room  
4 Bedrooms | Bathroom | W.C | Loft Room | Parking for numerous cars | Large garage | Rear Garden  
enjoying far reaching open views

A particularly spacious and substantial four bedroomed semi-detached house situated in the popular Babbacombe area. The house has been in the same family ownership for over 80 years and has been well maintained although would now benefit from some updating and improvement. The property offers potential and is an ideal family home. The accommodation has gas central heating, uPVC double glazed windows and comprises entrance porch, spacious reception hall, lounge enjoying far reaching open views over the town, spacious dining room, study, kitchen with access to a large basement used as a utility room and work shop. On the first floor there are four bedrooms, bathroom and separate W.C with a staircase on the landing leading to a large loft room. The front garden is concreted providing parking for numerous cars and leads to a large garage to the side of the house. The rear garden enjoys a sunny aspect, far reaching open views and backs onto allotments. The area of Babbacombe is very well served by shops, buses and schools and is close to many attractions including Oddicombe beach and the South West coast path. Viewing is essential to fully appreciate all that this property has to offer.

### The Accommodation Comprises

uPVC double glazed door with double glazed windows either side opening to

**PORCH** With inner glazed doors opening to

**RECEPTION HALL** - 3.2m x 2.44m (10'6" x 8'0") plus further area With coved ceiling, radiator, cupboard under stairs.

**LOUNGE** - 5.99m x 3.48m (19'8" x 11'5") With marble fireplace and hearth with living flame gas fire, timber surround, coved ceiling, radiator, uPVC double glazed window, TV aerial point, lovely open views across the town and distant views of countryside enjoying a sunny southerly aspect, uPVC double glaze door opening to sun balcony.



**DINING ROOM** - 4.67m x 4.27m (15'4" into bay x 14'0") With coved ceiling, radiator, uPVC double glazed window.



**STUDY** - 2.64m x 2.21m (8'8" x 7'3") With coved ceiling, uPVC double glazed window, radiator, walk-in cupboard.

**KITCHEN** - 3.63m x 2.97m (11'11" x 9'9") Fitted with range of units comprising work surfaces with cupboards and drawers under, inset 1 1/2 bowl sink unit, inset gas hob with cooker hood over, integrated dishwasher, integrated double oven, integrated fridge and freezer. Breakfast bar, radiator, coved ceiling, uPVC double glazed windows to two aspects enjoying fine open views over the town and views over Dartmoor, uPVC double glazed door to outside and door leading to cellar.



From the hall stairs rise to

**FIRST FLOOR LANDING** With uPVC double glazed window, airing cupboard.

**BEDROOM 1** - 4.88m x 3.99m (16'0" into bay x 13'1" max) With coved ceiling, uPVC double glazed window, radiator. In one corner of the room there is a shower cubicle with thermostatic shower, pedestal wash hand basin, extractor fan, walk-in wardrobe.

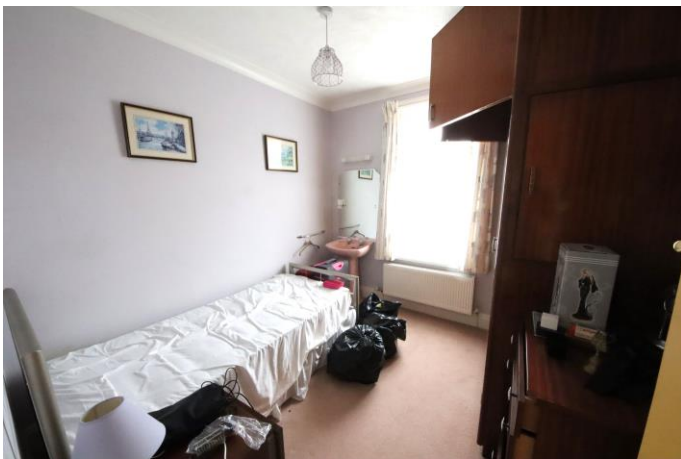


**BEDROOM TWO** - 3.86m x 3.53m (12'8" x 11'7") Coved ceiling, radiator, uPVC double glazed window, range of fitted wardrobes, fitted dressing table and drawer units, wash hand basin set into fitted furniture, lovely open views across the town and distant views of countryside.



**BEDROOM 3** - 3.2m x 3m (10'6" x 9'10") With covered ceiling, radiator, uPVC double glazed window with lovely open views across the town and distant views of countryside.

**BEDROOM FOUR** - 2.97m x 2.74m (9'9" x 9'0") With covered ceiling, radiator, uPVC double glazed window, pedestal wash hand basin.



**BATHROOM** With suite comprising corner bath, pedestal wash hand basin, shower cubicle with thermostatic shower, tiled walls, extractor fan, uPVC double glazed window, ladder style heated towel rail.



**SEPARATE W.C** With low level suite, uPVC double glazed window.

From the landing stairs rise to

**LOFT ROOM** - 4.95m x 3.96m (16'3" x 13'0") With some reduced headroom. Double glazed velux window.

From the kitchen a door opens to stairs leading down to the

**BASEMENT** - 6.1m x 3.23m (20'0" x 10'7") Part of this room is arranged as a utility area with work surface, inset stainless steel sink unit with drawers under, plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler for central heating and hot water, hot water cylinder.

**CLOAKROOM** With low level W.C.

From the basement there is a uPVC double glazed door opening to the garden. There is also an access door which opens to a huge area under the remainder of the property.

#### OUTSIDE

**FRONT** The front garden is laid to concrete providing parking for numerous cars and also leading to

**GARAGE** - 6.76m x 3.4m (22'2" max x 11'2") With electric roller door, light and power, uPVC double glazed window to the rear and uPVC double glazed door opening to rear garden.

**REAR** The rear garden is a good size with a paved patio immediately to the rear with steps down to a lawned area. The garden enjoys a sunny southerly aspect and has far reaching open views.



Age: (unverified)	Postcode: TQ1 3RJ
Current Council Tax Band: E	Stamp Duty:* £8,750 at asking price
EPC Rating: D	
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: square meters	Square foot: 2028 approx
188.4 approx	

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.



TOTAL FLOOR AREA : 188.4 sq.m. (2028 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



**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.

W657 Printed by Ravensworth 01670 713330