

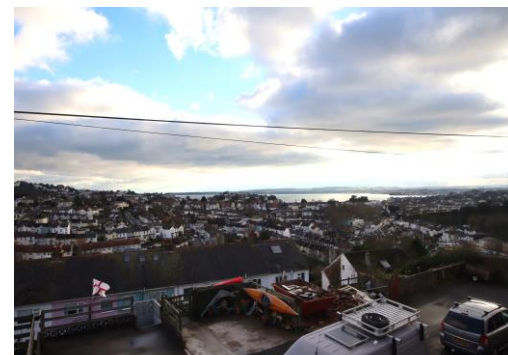


Main Avenue, Torquay

£275,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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35 MAIN AVENUE, TORQUAY, DEVON TQ1 4JQ

Spacious 1930s' bay fronted semi-detached house | Stunning open and sea views | Gas central heating | uPVC double glazed windows | Close to St Marychurch & Babbacombe | Porch Reception hall | Lounge | Dining room | Kitchen | 3 Bedrooms | Bathroom | Separate W.C  
Parking to the front | Near level rear garden

A spacious 1930s bay fronted semi-detached house situated in an enviable location towards the far end of the road. The property has been a well-loved home for approximately thirty years and has been well maintained although would now benefit from some updating. A particular feature of the property are the quite stunning open and sea views across the town and the bay beyond taking in the lovely coastline. The accommodation has gas central heating, uPVC double glazed windows and comprises porch, reception hall, lounge, dining room, kitchen, three bedrooms, bathroom, separate W.C. Outside there is parking to the front and a near level garden to the rear backing onto woodland. The house is conveniently situated close to schools and buses and within walking distance of St Marychurch and Babbacombe with all that this area has to offer. Viewing is essential.

### The Accommodation Comprises

Steps up to uPVC double glazed double doors opening to

**ENTRANCE PORCH** With inner door opening to

**RECEPTION HALL** - 3.71m x 3.07m (12'2" max x 10'1" max) With radiator, stairs to first floor.

**LOUNGE** - 4.85m x 4.19m (15'11" x 13'9" into bay) With tiled fireplace and hearth, radiator, uPVC double glazed bay window, TV aerial point, stunning open views across the town and right across the bay taking in much of the lovely coastline.



**DINING ROOM** - 4.09m x 3.63m (13'5" x 11'11") With coved ceiling, radiator, uPVC double glazed double doors opening to rear garden.



**KITCHEN** - 3.05m x 3.02m (10'0" x 9'11") Fitted with range of units comprising work surfaces with cupboards and drawers under, inset sink unit, space and plumbing for washing machine, space for cooker and space for fridge, range of wall cupboards, radiator, uPVC double glazed window, wall mounted gas fired boiler for central heating and hot water, door opening to larder, door to rear entrance lobby with access to cupboard under stairs, uPVC double glazed door to outside.



Stairs from hall to first floor and landing.

**BEDROOM ONE** - 4.52m x 3.63m (14'10" into bay x 11'11") With two double fitted wardrobes, built-in dressing table, uPVC double glazed bay window, radiator, stunning open views right across the town and surrounding area and across the bay, the coastline towards Berry Head.



**SEPARATE W.C** With low level suite.  
**OUTSIDE**

**FRONT** To the front of the property there is a parking area for one car, access to the side of the property leads to the rear garden.

**REAR** Immediately to the rear there is a paved patio area, outside W.C. The garden is mainly laid to lawn being near level, bordered by shrub beds, timber summer house. The property backs on to woodland and on the rear boundary there is a gate opening into the woods.



**BEDROOM TWO** - 3.91m x 3.25m (12'10" x 10'8")  
With two double built-in wardrobes with dressing table in between, radiator, uPVC double glazed window.



**BEDROOM THREE** - 2.87m x 2.74m (9'5" x 9'0") With uPVC double glazed window, radiator, stunning open and sea views.

**BATHROOM** - 2.95m x 2.01m (9'8" x 6'7") With coloured suite comprising panelled bath with electric shower unit over, pedestal wash hand basin, radiator, uPVC double glazed window, airing cupboard with hot water cylinder, access to loft.



|   |                                     |
|---|-------------------------------------|
| Age: 1930s' (unverified)                    | Postcode: TQ1 4JQ                   |
| Current Council Tax Band: D                 | Stamp Duty:* £1,250 at asking price |
| EPC Rating: TBC                             | Gas meter position: Outside         |
| Electric meter position: Kitchen            | Water: Rates                        |
| Boiler positioned: Kitchen - conventional   | Rear Garden Facing:                 |
| Loft: Insulated                             | Square foot: approx. 1248 sqft      |
| Total Floor Area: approx. 116 square meters |                                     |

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

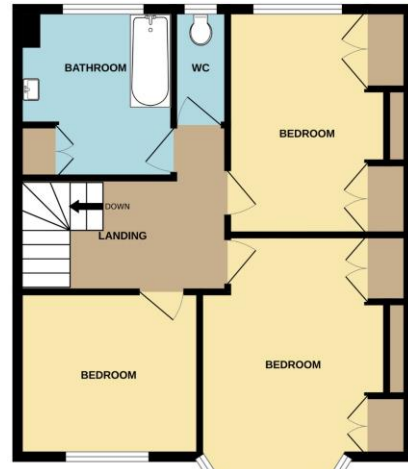
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

GROUND FLOOR  
58.7 sq.m. (632 sq.ft.) approx.



1ST FLOOR  
54.0 sq.m. (582 sq.ft.) approx.



TOTAL FLOOR AREA: 112.7 sq.m. (1214 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.  
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