



Wallace Avenue, Torquay

Guide Price £200,000-£209,950



WILLIAMS HEDGE
estate agents



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72 WALLACE AVENUE, TORQUAY, TQ2 7HD

End terraced home | Entrance hall | Sitting room | Kitchen/breakfast room | Extended dining room
Two double bedrooms | Bathroom | Separate WC | Convenient location | Within walking distance
to Torbay Hospital | Courtyard Garden

A well-presented spacious end terraced home set in a popular location. Accommodation is arranged over two floors comprising, entrance hall, two double bedrooms, bathroom, separate WC, sitting room, lounge, kitchen/breakfast room and extended dining room. Externally the property benefits from a courtyard garden and free permits can be issued for residents car parks near to the property. The property is within walking distance to Torbay hospital, close to local amenities and offers good public transport links. Viewing highly recommended.

The Accommodation Comprises

ENTRANCE HALL - 3.84m x 1.07m (12'7" x 3'6") Radiator, laminate wood effect flooring, stairs to first floor, directional ceiling spots, under stairs storage cupboard, wall mounted thermostat controlling the central heating system.

LOUNGE - 4.34m x 3.84m (14'3" x 12'7") Laminate wood effect flooring, coving, inset spotlights, TV point, uPVC double glazed window to front aspect, radiator.



KITCHEN/BREAKFAST ROOM - 5.51m x 2.82m (18'1" x 9'3") Matching high gloss wall, base and drawer units, directional ceiling spotlights, roll edged granite effect work surfaces, space for upright fridge/freezer, laminate wood effect flooring, space and

plumbing for washing machine, inset four ring gas hob, built-in oven, uPVC double glazed window to rear aspect, extended work surface providing breakfast bar, inset stainless steel sink and matching drainer, tiled splash backs, radiator, cupboard housing electric consumer unit, smoke detector, archway to dining room



DINING ROOM - 3.45m x 1.65m (11'4" x 5'5") Extended dining room with uPVC double glazed window to the side, coving, smooth finish ceiling, directional ceiling spotlights, uPVC double glazed door to rear garden and uPVC double glazed door to side.



WC - 1.65m x 0.97m (5'5" x 3'2") Low level WC with hidden cistern, coving, ceiling light point, obscure uPVC double glazed window to rear, laminate wood effect flooring.

BATHROOM - 1.63m x 1.47m (5'4" x 4'10")
 Panelled bath, mains fed shower, heated towel rail, part tiled walls, hand wash basin with cabinet below, obscure uPVC double glazed window to rear.



OUTSIDE

REAR GARDEN Level courtyard with seating area and steps to rear path outside tap. Enclosed with Panel fencing and brick wall.

LANDING - 2.62m x 2.26m (8'7" x 7'5") Ceiling light point, access to loft, smoke detector, coving, cupboard housing wall mounted combination boiler, smooth finish ceiling.

BEDROOM ONE - 4.62m x 2.59m (15'2" x 8'6")
 Double bedroom, coving, TV point, laminate wood effect flooring, ceiling light point, built-in wardrobes either sliding door, hanging rail and shelving, radiator, large storage cupboard with shelving.



PARKING Free Permit parking for both car parks, 2 permit per household.

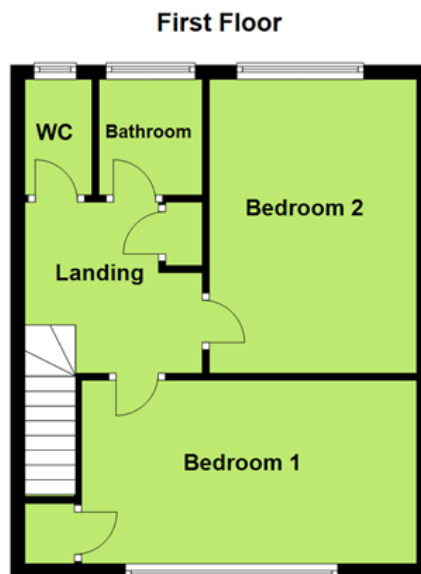
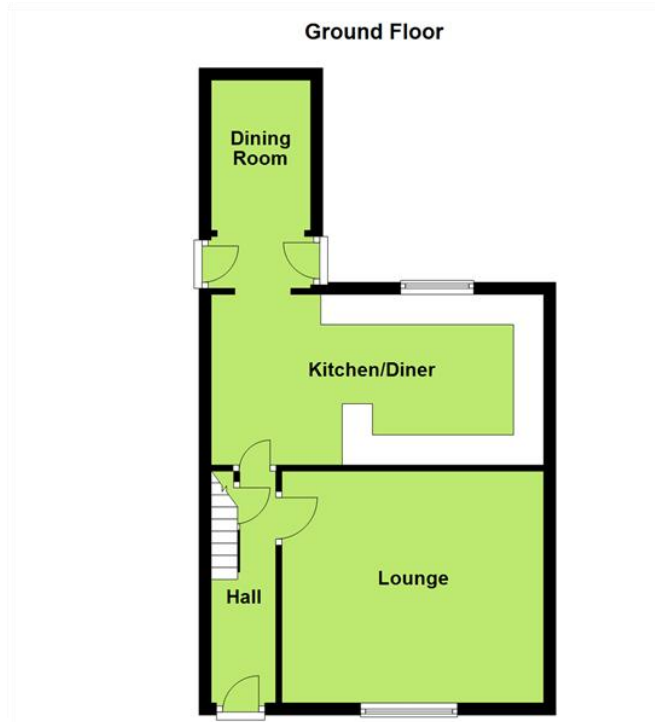
BEDROOM TWO - 4.17m x 2.95m (13'8" x 9'8")
 Ceiling light point, double bedroom, laminate wood effect flooring, uPVC double glazed window to rear aspect, radiator.

Age: 1970s' (unverified)	Postcode: TQ2 7HD
Current Council Tax Band: B EPC Rating: D	Stamp Duty:* £0 at asking price
Electric meter position: Cupboard by back door	Gas meter position: Kitchen cupboard
Boiler positioned: Landing	Water: Meter
Loft: Insulated, part boarded	Rear Garden Facing: South East
Total Floor Area: square meters 81 approx	Square foot:

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.



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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