



Egerton Road, Torquay

£248,000



WILLIAMS HEDGE
ESTATE AGENTS



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23 EGERTON ROAD, TORQUAY, TQ1 1JJ

Refurbished family home | Off-road parking | Tiered garden with studio/home office | Entrance hall | Open plan sitting/dining room and kitchen | Three bedrooms | Loft room | Bathroom WC | Double glazing | Gas central heating

A recently refurbished family home in a popular residential location close to local amenities and schools. The property is approached via a block paved driveway which provides off parking and a pathway then leads to the front door. Internally a reception hallway leads to the ground floor accommodation which comprises a light bright and spacious open plan sitting room/dining room and a contemporary kitchen. There are double doors opening onto the tiered rear garden where there is a block-built garden store with space & plumbing for a washing machine. On the first-floor, the landing leads to three bedrooms, a bathroom and a staircase to loft room located on the second floor. The property has recently installed uPVC double glazed windows and has gas central heating. To the rear of the property there is a garden laid to decking and patio for ease of maintenance with a timber-built studio/home office on the top tier with light, power and uPVC windows and doors. An internal inspection is highly recommended in order to appreciate this spacious family home.

Torquay is a seaside town on the coast of Torbay in Devon and forms part of the Torbay area and is a holiday destination known as the English Riviera. Nearby Beaches include Torre Abbey Sands, Meadfoot, Hollicombe and Preston with water sports including kite surfing and dinghy sailing. The sea front gives access to the Southwest Coast path. The Town has wide ranging amenities including Community Library, Local Supermarkets, Independent Local Shops, Cafes, Bars and Restaurants, Theatre, Cinema and Harbour. There is a branch line train service with connection to the mainline at Newton Abbot. The new South Devon Link Road was opened in December 2015 and now provides a dual carriage way to Exeter and the M5 making Torbay very accessible.

The Accommodation Comprises

Composite door with obscure glazed inset to

ENTRANCE HALL - 3.99m x 1.63m (13'1" x 5'4")
Pendant light point, smoke detector, uPVC double glazed window to front aspect, radiator with thermostat control, stairs to first floor, under stairs storage cupboard housing gas meter, cupboard housing electric meter, door to

OPEN PLAN SITTING/DINING KITCHEN - 8.33m x 5.21m (27'4" x 17'1")

SITTING ROOM Pendant light, uPVC double glazed bay window to front aspect, radiator with thermostat control, fireplace with timber surround, TV connection point.



KITCHEN/DINING AREA Extractor, tiled surrounds, fridge freezer, built-in electric oven.



FIRST FLOOR LANDING Pendant light point, smoke detector, storage cupboards, staircase to second floor, doors to

BEDROOM ONE - 4.44m x 3.1m (14'7" x 10'2")
Pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control, TV connection point.



BEDROOM TWO - 3.81m x 3.33m (12'6" x 10'11")
 Pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control.

BEDROOM THREE - 2.44m x 2.06m (8'0" x 6'9")
 Pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control.

BATHROOM/WC - 2.06m x 1.85m (6'9" x 6'1") Inset spotlights, extractor fan, uPVC window. Comprising panel bath with shower over and glazed screen, vanity unit with wash hand basin, close coupled WC, heated towel rail.



LOFT ROOM - 4.8m x 3.3m (15'9" x 10'10") With sloping ceilings, light points, velux windows, access to under eaves storage, TV connection point.

OUTSIDE

FRONT At the front of the property is a block paved driveway providing off-road parking and a pathway to the side which leads to the front door.

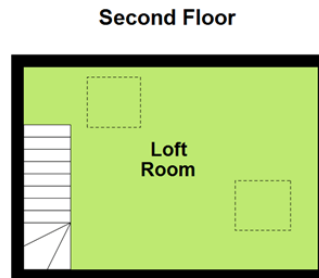
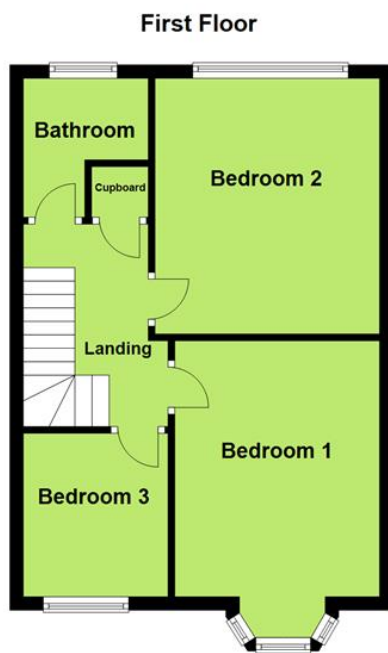
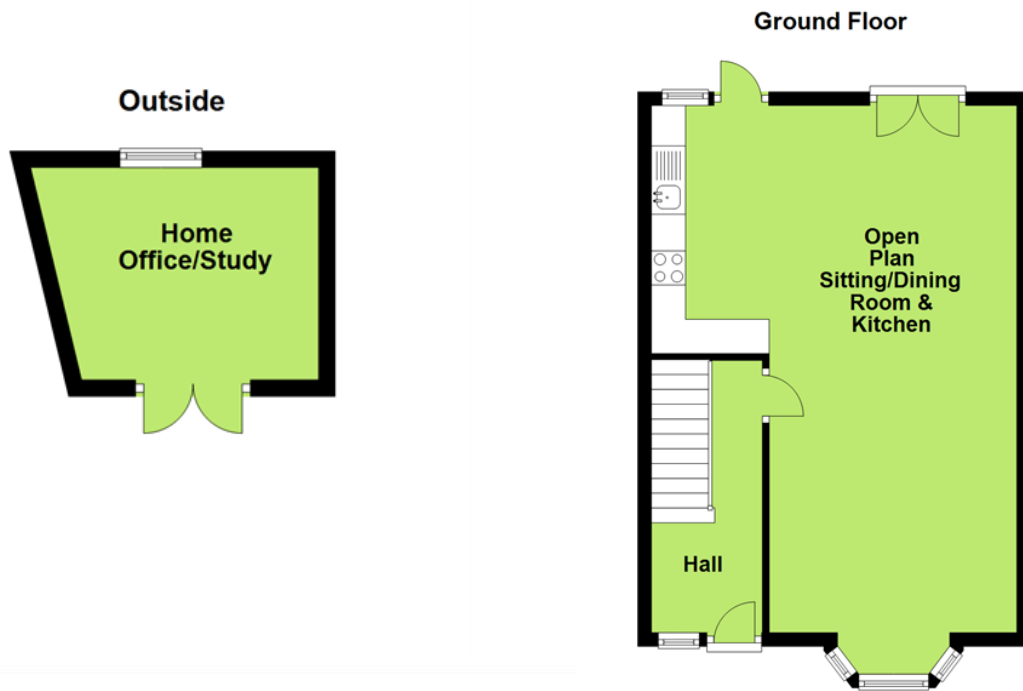
REAR At the rear of the property and accessed from the kitchen diner is a tiered garden opening onto a deck area with a raised patio and further deck area to the top tier and access to a useful studio/home office with double glazed windows and doors, light & power. Block built garden store with space and plumbing for the washing machine. Outside light. Outside power.



Age: (unverified)	Postcode: TQ1 1JJ
Current Council Tax Band: B	Stamp Duty:* £0 at asking price
EPC Rating: E	
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 100 square meters	Square foot: approx. 1076 sqft

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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