



# WILLIAMS HEDGE

estate agents



Ashfield Road, Torquay

£225,000

NO UPWARD CHAIN | Beautifully presented | Detached cottage | Large double bedroom  
Shower room | Open plan lounge/kitchen | Hard standing providing off road parking  
Small garage providing perfect storage, parking for a motorbike or a small car



# Ashfield Road, Ashfield Cottage, Torquay, Devon, TQ2 6LS

Set in the popular area of Chelston, this unique property has been converted from a commercial workshop to a stunning detached cottage. The property is being offered to the market with no upward chain. The front door enters into the entrance hall with doors to a double bedroom, shower room and storage cupboard. The first floor offers open plan accommodation with stairs opening up into the lounge leading to the kitchen/breakfast area. To the front is off road parking and a small garage ideal for storage, motor bike or a small car. Viewing highly recommended. For further information please call 01803 554322

The Accommodation Comprises

uPVC front door into

**ENTRANCE HALL** - 1.96m x 0.84m (6'5" x 2'9") Inset spotlights, smoke detector, door to bedroom, radiator, door to bathroom, door to storage cupboard with electric consumer unit and meter, stairs leading to the first floor

**SHOWER ROOM** - 2.67m x 2.54m (8'9" x 8'4") Large shower room with low level close coupled W.C with push button flush, pedestal wash hand basin with monobloc mixer tap, chrome heated towel rail, obscure uPVC double glazed window, smooth finished ceiling, inset spotlights, extractor fan, under stairs storage, large walk-in shower with glass sliding doors, electric shower and tiled wall, stone tiled floor.

**BEDROOM** - 4.34m x 3.73m (14'3" x 12'3") Large double bedroom, smooth finished ceiling, uPVC double glazed window, power points, two stylish vertical radiators, inset spotlights.

From the hallway stairs lead up to

**OPEN PLAN LOUNGE/KITCHEN**

**Lounge area** - 4.37m x 4.27m (14'4" x 14'0") With two radiators, uPVC double glazed windows benefiting from elevated views of the surrounding area, deep sills, velux window, directional spotlights, beams, power points, smoke detector, smooth finished ceiling, obscure double glazed window.

**Kitchen Area** - 4.37m x 2.57m (14'4" x 8'5") Vinyl wood effect flooring, matching base and drawer units with square edged work surfaces over, extended work top creating a breakfast bar, velux window, beams, directional ceiling spotlights, uPVC double glazed window with Juliet balcony. Inset sink with matching drainer, built-in four ring electric hob, extractor over, washing machine, under counter fridge, dishwasher, smooth finished ceiling.

## OUTSIDE

**FRONT** To the front of the property there is a hardstanding providing off road parking for 1 or 2 small vehicles.

**GARAGE/STORE** - 3.81m x 2.79m (12'6" x 9'2") Suitable for a small car or motorbike but ideal for storage. Electric roller door, strip light, cold water tap, electric car charging point, power points, smoke detector, door to boiler cupboard housing wall mounted Strom electric boiler and water tank, personal door to side.

Age: (unverified)	Postcode: TQ2 6LS
Current Council Tax Band: EPC Rating: E	Stamp Duty:* £0 at asking price
Electric meter position: Entrance hall	Gas meter position:
Boiler positioned: Electric	Water:
Loft:	Rear Garden Facing:
Total Floor Area: square meters	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.



Zoopla!

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