



Teignmouth Road, Torquay

£265,000



**WILLIAMS HEDGE**  
estate agents



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80 TEIGNMOUTH ROAD, TORQUAY, DEVON TQ1 4EX

Detached bungalow in need of modernisation and refurbishment | Double width garage | Tucked away location | Entrance porch | Sitting room | Dining room | Kitchen | Utility | Three bedrooms  
Ensuite shower room | Shower room/WC | Front and rear gardens

In a tucked away position the property offers a good-sized detached bungalow in need of modernisation and refurbishment. Approached from Teignmouth Road a shared driveway leads to a double width garage. Internally an entrance porch leads to the accommodation which comprises a sitting room with bay window to front aspect, dining room, kitchen, utility, three bedrooms, one with ensuite shower/WC, and a further shower room/WC. To the rear of the property is a level enclosed garden laid to paving and lawn with concrete pathway to the side. At the front is a good sized terrace accessed from the dining room and porch with steps leading to a further terrace.

Teignmouth Road is situated close to the well-regarded Torquay Academy and Torquay boys & girls grammar schools. Also nearby is Torbay hospital and The Willows shopping centre is approximately 2 miles distant with Sainsbury's, Next, DFS, Marks & Spencer, Boots & Home bargains.

### The Accommodation Comprises

UPVC double glazed door to

**ENTRANCE PORCH** Light point, polycarbonate roof with UPVC double glazed windows to front and side, tiled flooring, UPVC double glazed door leading to front terrace, door to

**SITTING ROOM** - 5.46m x 4.7m (17'11" into bay x 15'5") Mock beams to ceiling, pendant light point, smoke detector, UPVC double glazed window to front aspect with open outlook, radiators with thermostat control, gas fireplace, door to



**INNER HALLWAY** Access to loft space, doors to

**DINING ROOM** - 4.9m x 3.61m (16'1" x 11'10") Mock beams to ceiling, skylight, UPVC double glazed door and window to front terrace, gas fire, fitted storage cupboard housing the electric meter and consumer unit, door to bedroom one, door to



**LOBBY** Inset spotlight, cupboard housing the boiler and hot water cylinder with slatted shelving over, further storage cupboard to side with shelving and light point, opening to

**KITCHEN** - 5.82m x 2.18m (19'1" x 7'2") Skylight and inset spotlights, UPVC double glazed window to side, radiator. Fitted kitchen comprising a range of base units with work surfaces over, inset sink and drainer, inset gas hob with extractor over, eyelevel cabinets, built-in double eyelevel electric oven, space for American style fridge freezer, opening to



**UTILITY** - 2.16m x 1.47m (7'1" x 4'10") Light point, UPVC double glazed door to rear, base units with work surface over and inset sink and drainer, matching wall cabinets, space and plumbing for washing machine.

**SHOWER ROOM/WC** - 2.87m x 1.91m (9'5" x 6'3" max) Inset spotlights, UPVC glazed window. Comprising shower cubicle with sliding door, vanity unit with wash hand basin, close coupled WC, heated towel rail, tiled walls.



**BEDROOM THREE** - 4.24m x 2.54m (13'11" x 8'4") plus dressing area Pendant light point, skylight and fitted wardrobes to one wall with over head storage, radiator with thermostat control, dressing area with UPVC double glazed windows to rear and side, telephone point.

**OUTSIDE**

**FRONT** At the front of the property is a large paved terrace enclosed by stone wall with an open outlook and accessed from the porch or dining room. Steps lead to a further tiered concrete area with water tap.

**REAR** To the rear of the property and accessed from the utility is a level garden enjoying a fair degree of seclusion with a large patio area to one side and a gate providing access only to the side of the property. There is an additional patio offering a further seating area to one corner of the garden and a concrete pathway leads onto the driveway.

**BEDROOM ONE** - 3.68m x 3.38m (12'1" x 11'1") Pendant light point, UPVC double glazed window to side, radiator, recess with fitted wardrobe with sliding mirror fronted doors, sliding door to



**GARAGE AND PARKING** There is a shared driveway leading to the property and leading to a double width garage.

**EN SUITE SHOWER ROOM** - 2.16m x 0.97m (7'1" x 3'2") Light points, obscure glazed window. Comprising shower cubicle, wash hand basin, low level WC, tiled wall, strip light, shaver socket.

**BEDROOM TWO** - 4.7m x 3.38m (15'5" x 11'1") Spotlights, UPVC double glazed window to side, radiator with thermostat control.



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| Age: (unverified)                            | Postcode: TQ1 4EX                 |
| Current Council Tax Band: E<br>EPC Rating: F | Stamp Duty:* £750 at asking price |
| Electric meter position:                     | Gas meter position:               |
| Boiler positioned: Lobby                     | 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.

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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