



Cary Castle Drive, St Marychurch, Torquay

£325,000



**WILLIAMS HEDGE**  
estate agents



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## THE COTTAGE, CARY CASTLE DRIVE, TORQUAY, TQ1 4QZ

Character bungalow style property in convenient and very peaceful location | Gas central heating  
UPVC double glazed windows | Kitchen/breakfast room | Utility room | Lounge | Two bedrooms  
Bathroom | Snug | Parking

An opportunity to acquire a most interesting character property situated in a unique and very peaceful location. The property is believed to have been built in the 1890's as a skittle alley for nearby Castle Cary. In recent years, the property has been comprehensively refurbished and improved to provide a comfortable home blending original character features with modern comforts and used successfully as a holiday let. The accommodation has gas central heating, uPVC double glazed windows and comprises kitchen/breakfast room, utility room, lounge, two bedrooms, bathroom and snug/study, store room. Outside there is a parking area for one vehicle. The property is situated towards the bottom of a private road and is a very peaceful and quiet location within short walking distance of St Marychurch shopping precinct, Babbacombe and all that this sought-after area has to offer. Viewing is essential to fully appreciate all that this property has to offer.

### The Accommodation Comprises

Composite double-glazed door opens to

**KITCHEN/BREAKFAST ROOM** - 4.47m x 3.58m (14'8" x 11'9") Fitted with a range of units comprising work surface with inset 1.5 bowl stainless steel sink unit, cupboards under, further adjoining work surface with cupboard under, range cooker with cooker hood over, further work surface with cupboards and drawers, boiler cupboard with wall mounted gas fired boiler for central heating and hot water. Breakfast area with built-in seating, central heating radiator, natural wood floors, double feature doors open to



**UTILITY ROOM** - Irregular shape approximately 3.4m x 1.78m (11'2" x 5'10" average) Worksurface with inset stainless steel sink unit, fitted shelving under, space and tiling for washing machine.

**LOUNGE** - 4.62m x 4.19m (15'2" x 13'9") Slate hearth with wood burning stove, central heating radiator, uPVC double glazed window, TV aerial point, telephone point, beautiful original natural wood flooring.



From the lounge there is a further inner hall area with storage under stairs

**BEDROOM ONE** - 3.07m x 2.06m (10'1" max reducing to 6'9" x 9'6") Continuation of original natural wood flooring, central heating radiator, uPVC double glazed window.



**BEDROOM TWO** - 2.79m x 2.39m (9'2" x 7'10")  
 Natural original wood flooring, central heating radiator, uPVC double glazed window.

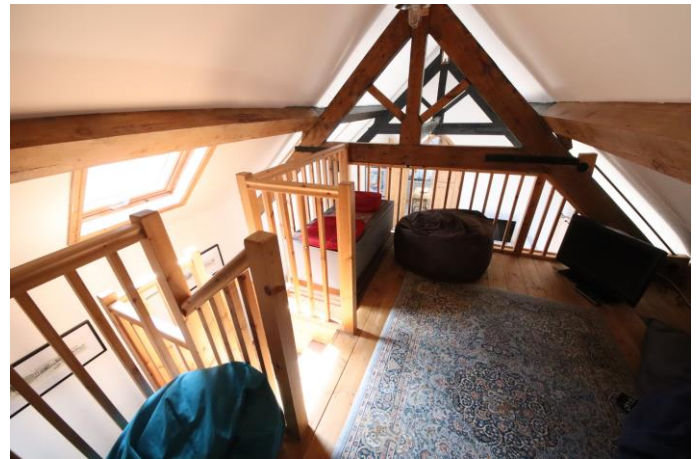


**BEDROOM** White suite comprising panelled bath with electric shower over, glazed shower screen, wash hand basin with bathroom cupboard under, close coupled WC, illuminated bathroom mirror, central heating radiator, ladder style heated towel rail, extractor fan.



From the lounge a short staircase leads up to

**MEZZANINE AREA** - 3.15m x 2.97m (10'4" x 9'9") Currently used as snug, ideal study. Some reduced head room. Door to loft storage room.



**OUTSIDE** To the front of the property there is a gravelled driveway with parking for one car and room for small seating area.

**NOTE** The property is accessed down Cary Castle Drive which is a private road serving just a few properties and the driveway can be found almost at the end of the road.



St Marychurch Shopping Precinct

Age: 1896 (unverified)	Stamp Duty:* £3,750 at asking price
Council Tax Band: Currently on business rates EPC Rating: E	Tenure: Freehold
Services – Mains gas, electric, water & sewerage	
Electric Meter Position: Outside front door	Gas Meter Position: Outside front door
Boiler Position: Kitchen, combination	Water: Meter
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: approx. 62 sqm	Square foot: approx. 667 sqft

**DISCLAIMER:** The information provided by the seller and associated websites is accurate to the best of our knowledge. \*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.



TOTAL FLOOR AREA : 75.9 sq.m. (817 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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