



Isaacs Road, Torquay

£190,000



WILLIAMS HEDGE
estate agents



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End of terraced house | Corner location | UPVC double glazed windows | Hall
Lounge/dining room | Kitchen | Two bedrooms | Bathroom | Garage | Gardens on three sides

An end of terrace house situated on a corner location in a convenient position. The property has been in the same ownership for approximately fifty years and has been a well-loved home which would now benefit from some updating and improvement. The accommodation has uPVC double glazed windows and comprises hall, lounge/dining room, kitchen, two bedrooms, bathroom. Outside, there are gardens on three sides, a garage and additional parking. The house is within short walking distance of the shops in Barton Hill Road, bus services and local schools. Viewing highly recommended.

The Accommodation Comprises

UPVC double glazed entrance door to

HALL Night storage heater

LOUNGE/DINING ROOM - 6.68m x 3.89m (21'11" x 12'9" max reducing to 7'11") Tiled fireplace and hearth with electric fire, uPVC double glazed windows, night storage heater, pleasant open outlook.



KITCHEN - 2.62m x 2.31m (8'7" x 7'7") Units comprising stainless steel double drainer sink unit, cupboards under, work surface with appliance space under, further work surface with cupboard, extractor fan (currently not working), cupboard under stairs, uPVC double glazed windows and uPVC double glazed door opening to garden.



From the hall, stairs rise to first floor and landing

BEDROOM ONE - 4.85m x 3.35m (15'11" max x 11'0") Airing cupboard with hot water cylinder, uPVC double glazed window, night storage heater.



BEDROOM TWO - 3.2m x 2.54m (10'6" x 8'4") UPVC double glazed windows, electric heater, pleasant open outlook.



BATHROOM - 2.16m x 1.73m (7'1" x 5'8")
Coloured suite comprising panelled bath, pedestal wash hand basin, low level WC, uPVC double glazed windows.

GARAGE - 4.88m x 2.31m (16'0" x 7'7") Up and over door, further parking in front of garage.



OUTSIDE To the rear of the property there is a driveway leading to garage. The property enjoys a corner plot. To the front there is a gravelled area boarded by small conifers and to the side a further gravel area and lawned area with shrubs and to the rear there is a paved patio area. Beyond the communal driveway, the property owns a further paved area of garden.

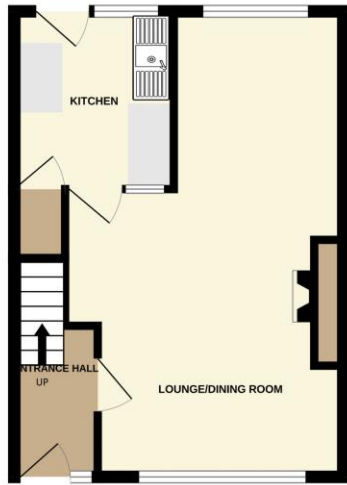
Age: 1960s' (unverified)	Stamp Duty: * £0 at asking price.
Council Tax Band: B EPC Rating: F	Tenure: Freehold
Services – Mains gas (not in use), electric, water & sewerage	
Electric Meter Position: Under stairs	Gas Meter Position: N/A
Boiler Position: N/A	Water: Meter
Loft: N/A	Rear Garden Facing:
Total Floor Area: approx. 65 sqm	Square foot: approx. 699 sqft

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

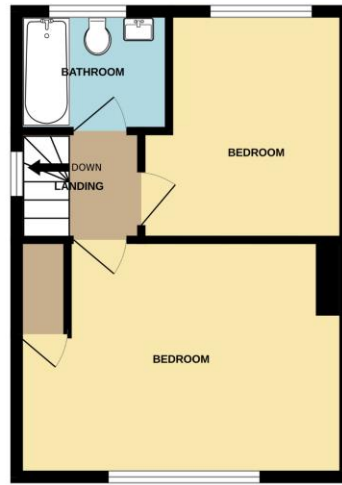
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

GROUND FLOOR
31.5 sq.m. (339 sq.ft.) approx.



1ST FLOOR
31.4 sq.m. (337 sq.ft.) approx.



TOTAL FLOOR AREA : 62.9 sq.m. (677 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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