



Lower Woodfield Road, Torquay

Guide Price £299,000



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1, THE LEES, LOWER WOODFIELD ROAD, TORQUAY, TQ1 2JY

End terrace townhouse | Large integral garage | Accommodation over three floors | Reception hall
Sitting room | Dining room | Kitchen | Three bedrooms | Bathroom/WC | Gas central heating
Double glazing | Low maintenance front garden | Tucked away convenient location

In a tucked away yet convenient location, the property comprises an end of terrace townhouse with an integral garage.

Located in the popular Lincombes area of Torquay, Lower Woodfield Road is well placed for nearby amenities at Lisbon Square which include a general convenience store, takeaway, restaurant hair salon and bus stop. Torquay Harbourside is also nearby with a further range of shopping facilities, restaurants, bars and waterfront.

Approached from the road there is a low maintenance front garden with pathway leading to the front door and once inside, the reception hallway leads to the ground floor accommodation which comprises a sitting room to the rear aspect, dining room and kitchen. On the first floor a landing leads to two double bedrooms, both with built-in wardrobes, and there is a bathroom/WC. On the lower ground floor is a further double bedroom which also offers excellent work from home/office space and a large integral garage. An inspection is highly recommended in order to appreciate the accommodation and offer and the superb location.

The Accommodation Comprises

Canopied entrance with light point and UPVC obscure glazed door to

RECEPTION HALL - 1.73m x 1.09m (5'8" x 3'7") Coved and textured ceiling with light point, stairs with handrail to first floor, radiator, door to inner hallway, door to

KITCHEN - 3.07m x 2.79m (10'1" x 9'2") Coved and textured ceiling with spotlight, UPVC double glazed window to front aspect. Fitted kitchen comprising a range of base and drawer units with roll edges work surfaces over, inset electric hob with extractor over, inset 1.5 bowl sink and drainer with mixer tap over, tiled surrounds, matching wall cabinets, built-in eye level electric oven, space and plumbing for washing machine, space upright fridge freezer, radiator with thermostat control, double doors to,



DINING ROOM - 3.53m x 2.18m (11'7" x 7'2") Coved and texture ceiling with light point, radiator with thermostat control, archway to



SITTING ROOM - 4.11m x 3.12m (13'6" x 10'3") Coved and textured ceiling with light point, UPVC double glazed window to rear aspect, radiator with thermostat control, TV connection point, fireplace with electric fire, door to



BATHROOM/WC - 2.24m x 2.18m (7'4" x 7'2")
 Coved and textured ceiling with pendant light point, UPVC obscure glazed window, heated towel rail. Comprising panelled bath with shower over, pedestal wash hand basin, close coupled WC, part tiled walls, shaver socket.



INNER HALLWAY - 3.51m x 0.76m (11'6" x 2'6") Coved and textured ceiling with light point, door leading to lower ground floor,

BEDROOM THREE - 3.48m x 3.07m (11'5" x 10'1") Light point, UPVC obscure glazed window, radiator. Door to garage.

OUTSIDE

FIRST FLOOR LANDING - 3.4m x 1.7m (11'2" x 5'7") Coved and textured ceiling with light point, smoke detector access to loft space, airing cupboard housing the hot water cylinder with slatted shelving over, doors to

FRONT At the front of the property is an enclosed garden laid to stone chippings for ease of maintenance and enclosed by block wall with a paved pathway leading to the covered entrance and the front door. Outside tap.

BEDROOM ONE - 4.14m x 3.84m (13'7" x 12'7") Coved and textured ceiling with pendant light point, UPVC double glazed windows to front aspect, radiator with thermostat control, built-in double wardrobes.

REAR To the rear of the property is access to,

INTEGRAL GARAGE Metal up and over door, light point, Storage cupboard, power sockets. Door to bedroom three.



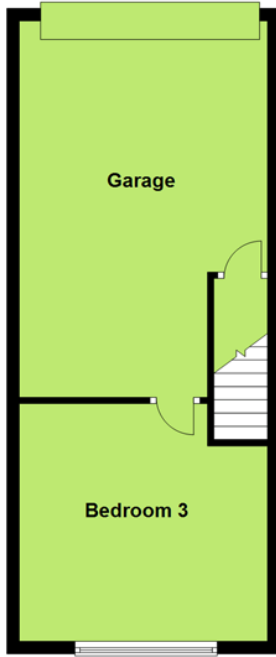
BEDROOM TWO - 4.11m x 3.53m (13'6" x 11'7") Coved and textured ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, built-in double wardrobe

Age: (unverified)	Stamp Duty: * £2,450 at asking price
Council Tax Band: D EPC Rating: C	Tenure: Freehold
Services – Mains gas, electricity, water & sewage. Gas central heating.	
Electric Meter Position:	Gas Meter Position:
Boiler Position:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 129 sqm	Square foot: approx. 1,388 sqft

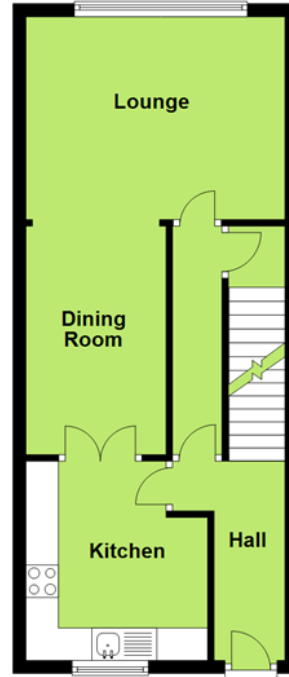
DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

Lower Ground Floor



Ground Floor



First Floor



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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