



Pavor Road, Watcombe, Torquay

£399,950



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Spacious four bed roomed detached house in need of modernisation and improvement
Gas central heating | Mainly uPVC double glazed windows | Porch | Cloakroom | Reception hall
Lounge | Dining room | Kitchen | Four bedrooms | Shower room | Separate W.C | Good sized near
level gardens | Generous parking | Garage

A spacious four bed roomed detached house on a god sized plot now in need of modernisation and improvement providing a very worthwhile project. The property has gas central heating and mainly uPVC double glazed windows and the accommodation comprises porch, cloakroom, reception hall, lounge, dining room, kitchen, four bedrooms, shower room and separate W.C. Outside there are near level good sized gardens with the front providing parking for a number of vehicles leading to a garage and the rear garden which has been left to its natural state offers a blank canvass. The property is situated in a very convenient location, not far from the popular St Marychurch shopping precinct close to bus services and schools. Viewing is essential to fully appreciate the potential that this property has to offer.

The Accommodation Comprises

Composite door opening to porch

CLOAKROOM With low level W.C, wash hand basin. From the porch door opens to

RECEPTION HALL - 4.65m x 1.63m (15'3" x 5'4") With radiator.

LOUNGE - 6.07m x 3.66m (19'11" x 12'0") With stone fireplace and hearth with adjoining plinth, coved ceiling, radiator, uPVC double glazed window, uPVC double glazed door opening to rear garden.



DINING ROOM - 5.79m x 3.33m (19'0" max x 10'11")
Fireplace and hearth with timber surround, coved ceiling, radiator, uPVC double glazed window.



KITCHEN/BREAKFAST ROOM - 4.72m x 2.39m (15'6" x 7'10") Fitted with a range of units comprising base cupboard and drawer units with work surfaces over, inset stainless steel sink unit, inset gas hob with cooker hood over, integrated oven in housing with cupboards and drawers, range of wall cupboards, uPVC double glazed window and uPVC double glazed door to outside.



Stairs from the hall rise to

FIRST FLOOR LANDING With radiator, access to loft.

BEDROOM ONE - 3.96m x 3.63m (13'0" x 11'11") With radiator, uPVC double glazed window.



BEDROOM TWO - 3.94m x 3.4m (12'11" x 11'2") With wash hand basin, radiator, uPVC double glazed window.



BEDROOM THREE - 3.35m x 3.33m (11'0" x 10'11" into bay) With radiator, uPVC double glazed window.

BEDROOM FOUR - 3.86m x 2.72m (12'8" x 8'11") With radiator, uPVC double glazed window.

SHOWER ROOM White suite comprising shower cubicle with thermostatic shower unit, pedestal wash hand basin, radiator, uPVC double glazed window



SEPARATE W.C Close coupled W.C, low level suite, uPVC double glazed window.

OUTSIDE

FRONT The property stands on a good sized near level plot. To the front there is a parking area for numerous vehicles.

GARAGE - 4.85m x 2.74m (15'11" x 9'0") With light and power, wall mounted gas fired boiler for central heating and domestic hot water. To the rear of the garage there is access to a further storage area.

There is access to both sides of the property leading to the rear garden.

REAR GARDEN The rear garden is of a particularly good size left to its natural state. At the far end of the garden there is a greenhouse and timber shed.



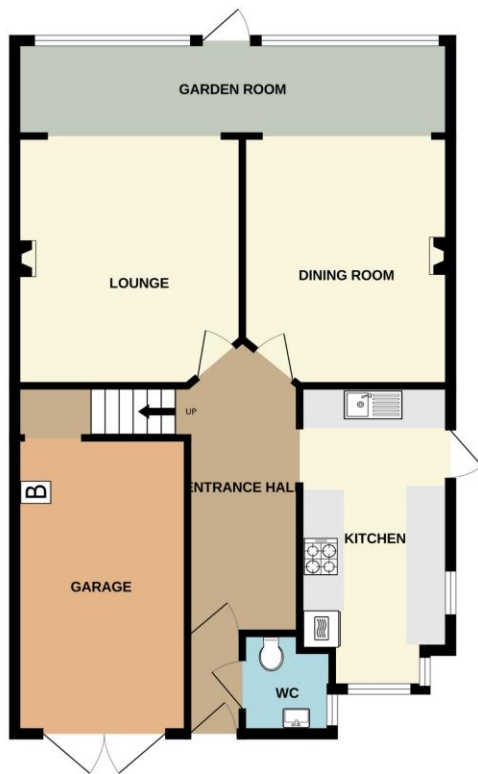
Age: 1930s' (unverified)	Stamp Duty:* £7,497 at asking price
Council Tax Band: D EPC Rating: D	Tenure: Freehold
Services -	
Electric Meter Position: Garage	Gas Meter Position: Kitchen
Boiler Position: Garage - conventional	Water:
Loft:	Rear Garden Facing:
Total Floor Area: Approx 138.1 Sqm	Square foot: approx. 1486

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

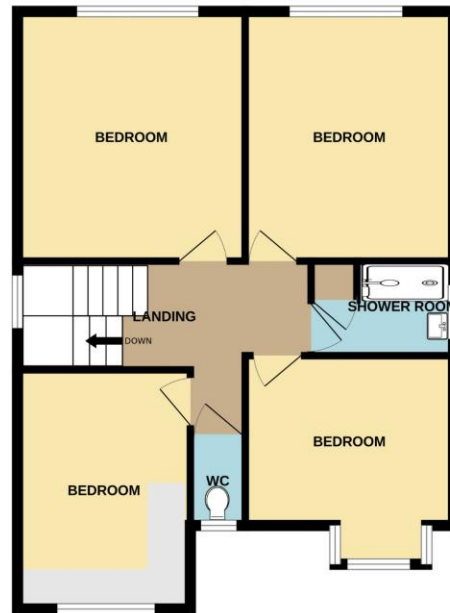
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

GROUND FLOOR
75.8 sq.m. (816 sq.ft.) approx.



1ST FLOOR
62.3 sq.m. (670 sq.ft.) approx.



TOTAL FLOOR AREA: 138.1 sq.m. (1486 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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