



DANIEL BUTTERWORTH



18 Barchington Avenue, Torquay, TQ2 8LB

£425,000 Freehold

*"An extended and renovated Detached Bungalow in the popular
Watcombe Park area of Torquay"*

DANIEL BUTTERWORTH



This superb Detached Bungalow is located in the desirable Watcombe Park area on the edge of Torquay. The property has been refurbished throughout in recent years to a high specification. The property is at Barchington Avenue, a road predominately comprising similar detached bungalows and is situated between two areas of local shops and is on a bus route which takes you in and out of Torquay town centre.

Once through the entrance porch, you are welcomed into a large entrance hallway with wood flooring and access to the loft space. Doors lead off to the bedrooms, kitchen, bathroom and living room.

The living room offers plenty of space for large items of furniture, has a gas fire, French doors opening out to the front garden and downlights. From here, the room flows into the main selling point of this property, which is the incredible 39' Kitchen / Dining Room. The kitchen, with its stone work-tops offers acres of worksurface space, a gas hob, oven and inset sink / drainer. The dining space is created from the vast extension that the property has had, and is currently laid out as a second sitting room.... the icing on the cake is the bi-folding doors which flow out onto the garden.

A convenient door leads through to a lobby which in turn goes to Bedroom One plus the Utility Room and Garage. The Master Bedroom, with its fitted wardrobes, offers a good degree of space for a double bed and has a handy en-suite shower room with a low-step shower, WC and wash basin. Bedroom Two, adjacent to this room is also a decent double bedroom.

The main bathroom with its natural flow of light via a skylight window, has a modern suite with a panelled bath and shower, low level WC and wash basin.

The Utility Room has adequate space for utilities and a personnel door leads into the garage which has an electrically powered up and over door, power and light.

Further Information - Council tax band D. Water meter. Mains services- gas, electric, water. Mobile coverage- 3g&4g. According to BT Openreach, Ultrafast Broadband is available. Please be aware that the front porch needs repair and this is reflected in the price of the property.

We may refer buyers and sellers through our panel of chosen Conveyancers. It is completely your decision whether you choose to use their services. Should you decide to use their services you should know that we would receive a referral fee of £100 (plus Vat) from them for referring you. These firms have been handpicked and we only refer you to the best local firms with a proven high track record.

We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive a average referral fee of £200 from them for recommending you.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee.

Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Anti-Money Laundering regulations. These checks currently cost £30 per check which we request that you pay for.



DANIEL BUTTERWORTH





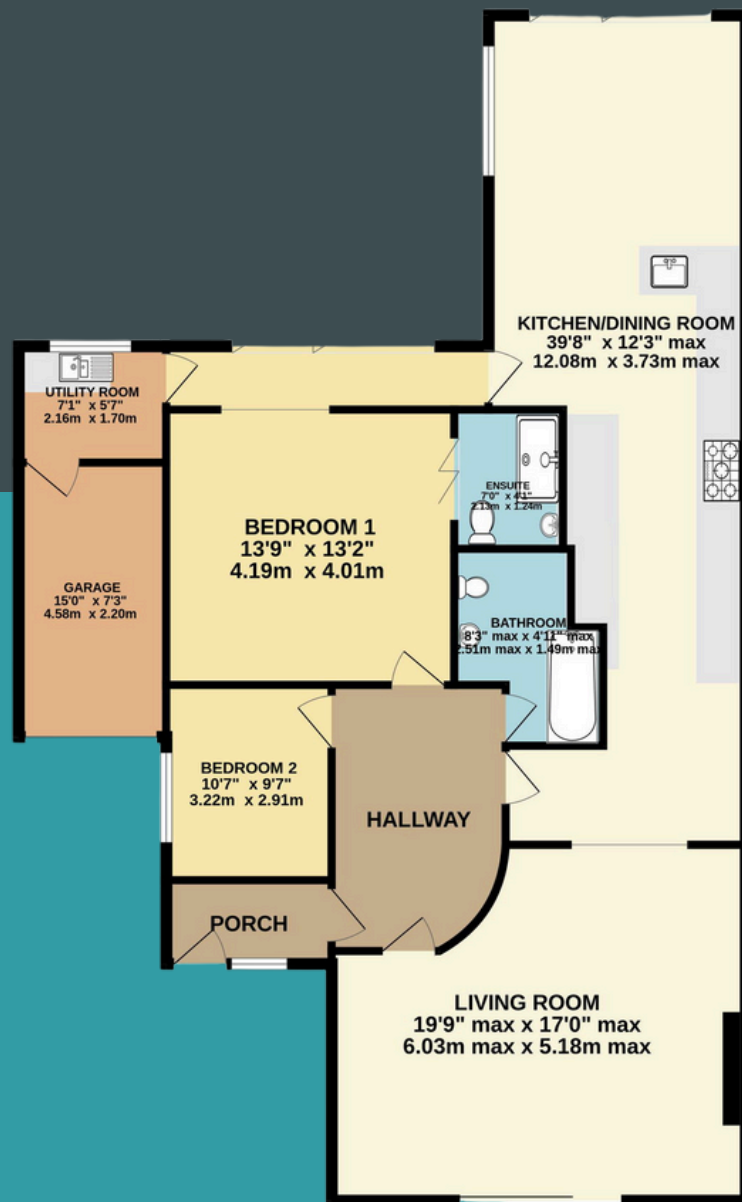
DANIEL BUTTERWORTH





DANIEL BUTTERWORTH





Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. This floorplan should be used for indication purposes only. You are advised to take your own measurements before purchasing the property.

DANIEL BUTTERWORTH



M: 07562475055

E: info@daniel-butterworth.co.uk

W: www.daniel-butterworth.co.uk