



Rosery Road, Torquay, TQ2 6AX

Starting Bid £150,000

[www.garganandhart.co.uk](http://www.garganandhart.co.uk)

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Gargan & Hart

Estate Agents



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**Being sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £150,000**

Situated within walking distance of local shops, public transport, parks and Torquay seafront promenade is this mid terraced house in need of updating and waiting for a new owner to stamp their own mark on. This is also being offered for sale with NO ONWARD CHAIN. The well-proportioned accommodation comprises a spacious lounge, separate dining room, kitchen, three bedrooms and bathroom. Outside, there is a small garden area to the front and an easy to maintain enclosed rear courtyard garden. The property also comes double glazed and with plenty of built in storage space.

Upon entering the property you are welcomed into a hallway where you will find doors to the lounge and dining room. The lounge is a spacious, light and airy room with outlook to the front and built in cupboard. The dining room is generous sized room with built in cupboards and door to the rear garden. From the dining room you will find the kitchen complete with base, wall and drawer units, space for an electric cooker and fridge/freezer, stainless steel sink drainer unit and a door leading to rear garden.

Upstairs you will find 2 double bedrooms and one good-sized single room, all of which come complete with built in wardrobes. The master bedroom has an outlook to rear, Bedroom 2 has a window to front and Bedroom 3 being the single bedroom has a window to the front. Lastly is the Bathroom which has a panelled bath, low level WC, and wash hand basin.

Outside, to the front of the property a paved path and steps lead up to the main entrance. The front garden is enclosed by low brick walling, with inset mature shrubs. To the rear there is a courtyard style garden, paved for ease of maintenance as well as an outside store and gate providing access to rear service lane







## STAR POINTS

- Terraced Family Home
- Immediate 'Exchange of Contracts' Available
- Sold via 'Secure Sale'
- NO ONWARD CHAIN
- Separate Dining Room
- Plenty of Built in Storage
- Ready to Mark Your Stamp On
- Private Courtyard Garden
- Close to Shops & Seafront





### ADDITIONAL INFORMATION

Tenure - Freehold  
Council Tax Band - B  
Local Authority - Torbay Council  
EPC - E

### VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

### DIRECTIONS

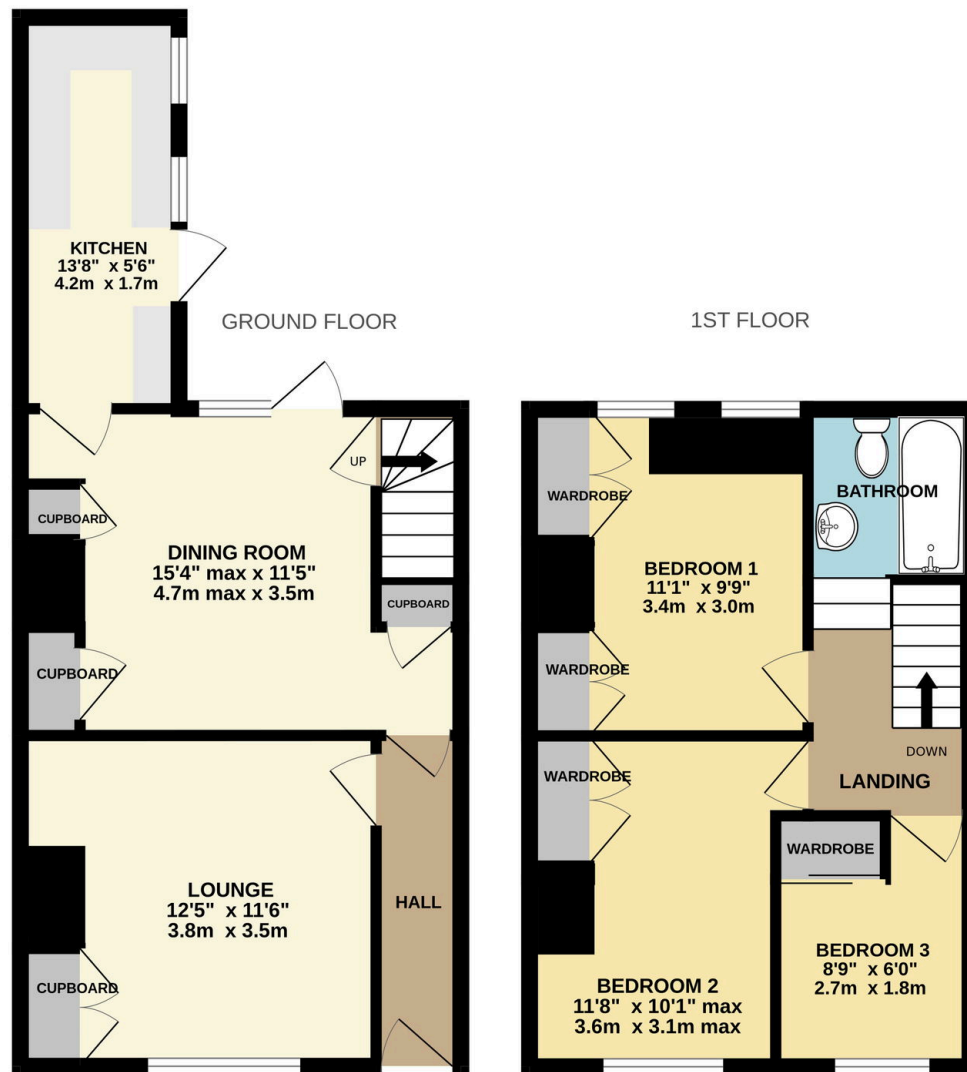
Sat-nav TQ2 6AX  
What 3 Words: thousands.brimmed.capacity

### CONSIDERATIONS

Things to consider about this property:

- Check broadband Availability at Openreach Fibre-Checker.
- Check mobile signal at Ofcom MobileCoverage.
- There is a water meter at the property.
- Does not have heaters in all rooms.





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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