



Avenue Road, TQ2 5LF

Guide Price £375,000 - £400,000

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Gargan & Hart

Estate Agents

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To the right of the front door is bedroom 5 which is a lovely size double with a good sized en suite with shower cubicle, low level w/c and wash hand basin. This room would be ideal for an elderly family member if you are looking for a multigenerational property as it is on the ground floor. The lounge is a wonderful spacious family room with a walk-in bay window with wooden shutters making this beautifully bright and breezy, with a feature fireplace. As you walk into the kitchen dining area you will find a great space for the family and friends to gather. There is a lovely hard wood work surface, wash hand basin, 6 ring gas hob, built in oven and plumbing and space for a washing machine. To the side of the kitchen, you have a useful space that is currently used as an office with a downstairs cloakroom that has a low level w/c, wash hand basin. Attached to the kitchen is a great extension which is currently used as a snug with patio doors leading to your beautiful rear garden. As you climb the staircase you come to a split-level landing with a high level obscure glazed window and built-in storage cupboards. On this level you have 4 good sized bedrooms. Bedroom one is a good sized with a door to a superb en-suite, a real feature of this property. Steps down lead you to a spacious bathroom with shower cubicle, freestanding roll top bathtub, low level w/c and wash hand basin. A real place to relax after those long hard days at work. Bedroom 2 and 3 are good-sized double bedrooms. Bedroom 4 is a very generous sized single. To the front of the property there is off road parking for several vehicles leading to the main entrance with outside light. Gated access leads to rear of property where the new owner will enjoy a lawned area with flowers, shrubs and ornamental trees to borders. Path to one side leads to timber decked area. There is also a very useful workshop and utility.





STAR POINTS

- End of Terrace
- Extended Victorian Villa
- 5 Bedrooms
- 2 Ensuites
- Extensive Parking
- Close to Schools
- Refurbished (Including New Roof)
- Level Garden
- Large Kitchen/Diner
- Close to Amenities & Sea Front





ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - D

Local Authority - Torbay Council

EPC – E

DIRECTIONS

What 3 Words: diverting.junior.host

Sat-Nav: TQ2 5LF

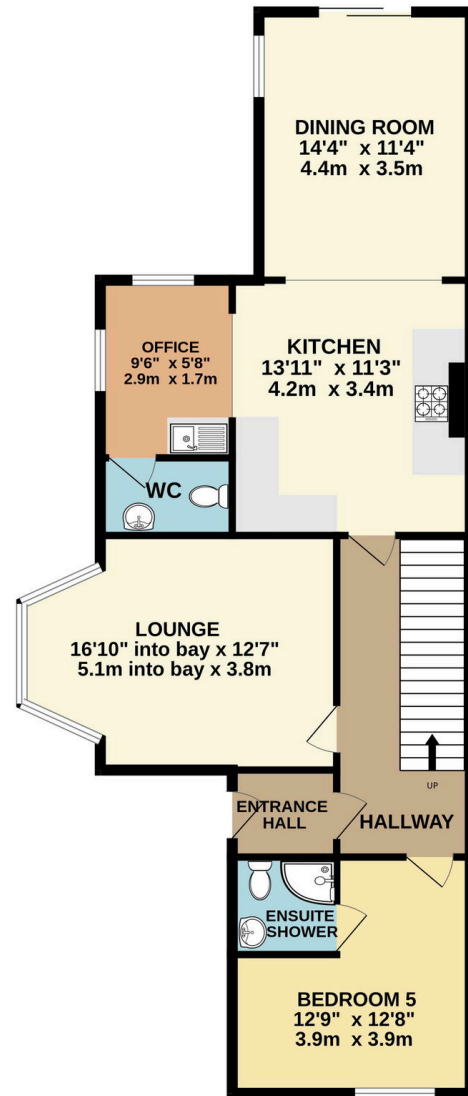
CONSIDERATIONS

Things to consider about this property:

- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is a water meter at the property.



GROUND FLOOR



1ST FLOOR



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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