



Perinville Road, Torquay, TQ1 3PB

Asking Price Of £295,000

A spacious 3 bedroom mid linked house located in a popular residential area within an easy walk of Babbacombe village and the scenic Babbacombe Downs with walks to the beach. The property is set over 3 levels with a garage and wc on the ground floor, lounge and kitchen/diner to the first and the 3 bedrooms and bathroom to the second. There is double glazing and central heating throughout and the property is well presented and in good order. There is a good driveway for at least two vehicles leading to the integral garage and to the rear is a terrace garden set out over three levels with inset shrubs and a sunny aspect. Viewing Recommended

- 3 BED HOUSE
- MID LINKED
- OPEN OUTLOOK
- DOUBLE GLAZED AND CENTRAL HEATING
- GARAGE + DRIVEWAY

Hallway

Double glazed front door and double glazed side window. Courtesy door to the garage. Stairs to 1st floor landing.

Downstairs WC

A close couple WC with inset system sink and mixer tap.

First Floor

Lounge - 5.5 m x 3.8 m at widest

A large lounge which could also be used as a lounge/diner if required having full width double glazed windows across the front enjoying an open outlook across towards Walls Hill. Decorative fireplace. Two radiators. Double glazed door leading to;

Balcony

A decked balcony with glass and chrome balustrades enjoying an open outlook towards Walls Hill.

Kitchen/Breakfast Room - 5.0 m x 2.3 m at widest

A generous kitchen/breakfast room with the kitchen area being fitted with a range of modern grey wall and base units with integrated electric hob and oven/grill. Composite sink with mixer tap over. Space for upright fridge/freezer. Plumbing for washing machine. Double glazed window overlooking rear garden. The breakfast area will easily accommodate a four seater table and has a radiator plus cupboard housing Baxi gas boiler. Double glazed patio doors lead out to the rear garden.

Second Floor Landing

Bedroom One - 4.6 m x 2.8 m at widest

A good size double bedroom having a large double glazed window enjoying an open outlook across to Walls Hill. Radiator.

Bedroom Two - 3.2 m x 3.0 m at widest

Another double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three - 3.0 m x 2.0 m at widest

A single room having a built-in cupboard and double glazed window enjoying a similar outlook to bedroom one. Radiator.

Bathroom

A modern suite comprising shower bath with chrome mixer tap and a shower attachment over with glazed splash screen. Wash hand basin with tiled splashback and close coupled WC with dual flush. Double glazed window. Radiator.

Outside

Front

There is a lawn frontage leading up to the front door.

Parking

A driveway provides off-road parking for approximately two vehicles and leads to;

Garage - 5.4 m x 2.6 m at widest

An integral garage with power and lighting. There is a useful storage recess which also houses the metres and fuse box. Similar houses have converted the garage to bedroom en suite and this may be possible here subject to all the usual permissions and consents etc.

Rear Garden

The garden enjoys a sunny aspect and it's terraced with a patio area access directly from the kitchen with steps leading to the further levels. There are inset shrubs and the property is enclosed by walling. Some properties have added a conservatory to the rear over the patio area and again this may be possible subject to any planning permission consent etc.

Address

Perinville Road, Torquay, TQ1 3PB

Tenure

FREEHOLD

Council Tax Band

C

EPC Rating

D

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.