



## Queensway | Torquay | TQ2 6BY

Asking Price Of £170,000

This three bedroom mid linked house will make a superb first time purchase, buy to let or family home! Located in this popular residential area and served by local shops popular schools and also within easy reach of Torquay town centre and the Ring Road to take you further a field. Now requiring modernisation the property offers a lounge and kitchen diner to the ground floor with three bedrooms and bathroom upstairs having central heating and double glazing. There is a small garden frontage whilst to the rear is an elevated garden with gate to garage in nearby block. Keenly priced to sell and available with no onward chain and early viewing is recommended.

- 3 BED HOUSE
- MID LINKED
- DOUBLE GLAZED AND CENTRAL HEATING
- REQUIRES MODERNISATION
- GARDEN AND GARAGE
- NO CHAIN

### **Hallway**

Double glazed front door and side panel. Telephone point. Under stairs recess with cupboard housing gas, electric metres and trip switch fuse box. Radiator. Digital programmer for heating and hot water.

### **Lounge** - 4m x 3.4m (13'1" x 11'1")

A good sized lounge with double glazed window having an open outlook to the front aspects. Radiator. TV point.

### **Kitchen/Diner** - 5.2m x 2.7m (17'0" x 8'10")

The kitchen area has fitted wall and base units with plumbing for washing machine and an electric cooker point. Double glazed window and back door. The kitchen opens into the dining area and has a fitted worksurface with appliance spaces under and cupboard. Double glazed window overlooking the rear garden. Radiator.

### **First Floor Landing**

Access to loft space. Built-in airing cupboard housing Ideal logic gas boiler for central heating and hot water.

### **Bedroom One** - 3.8 m x 3.4 m at widest

A double room with double glazed window to the rear garden and radiator.

### **Bedroom Two** - 3.1 m x 2.9 m at widest

Another double room with double glazed window to the front and enjoying an open outlook. Radiator.

### **Bedroom Three** - 2.1 m x 2.0 m at widest

A single room with double glazed window enjoying an open outlook to the front. Radiator.

### **Bathroom**

Fitted with a white suite comprising panelled bath with electric shower fitment. Wash handbasin and close couple WC. Tiled walls. Double place window. Radiator.

### **Outside**

To the front is a small garden area with step leading to the front door.

To the rear is an elevated garden which has been cleared and will benefit from cultivation. Gate to footpath leading to the garage block close by.

### **Garage**

A single garage with metal up and over door. Leasehold.

### **Address**

Queensway, Torquay, TQ2 6BY

### **Tenure**

Freehold

### **Council Tax Band**

B

### **EPC Rating**

TBC

### **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.