



## Horace Road, Torquay, TQ2 8AS

Asking Price Of £235,000

Located within a popular residential area of Torquay and within close proximity to local shops, schools and transport links is this spacious three bedroom mid terraced house. The property is within walking distance of some fantastic local schools and is within a short drive of Torbay hospital, the Willows retail park and direct access to the Devon Express Way to Exeter and beyond. The accommodation comprises a bright and airy lounge, kitchen / diner, family bathroom and three good size bedrooms. Under the property there is a large storage area which with scope and planning could provide an expansion of living space. The property also benefits from a low maintenance front garden and a large rear garden. There is plenty of on road parking nearby. A viewing is highly recommended for the property to see for your self what this fantastic property has to offer.

- MID TERRACED HOUSE
- THREE BEDROOMS
- TWO RECEPTIONS
- FRONT AND REAR GARDENS
- UNDER HOUSE STORAGE
- CONVENIENT LOCATION
- GD + GCH

### Entrance Hallway

Double glazed door to the front aspect with double glazed frosted windows either side and above opening into a bright and spacious entrance hallway. Carpeted flooring and a carpeted staircase leading to the first floor. Two cupboards under the stairs housing the electric and gas meters and the consumer unit along with handy storage space. Radiator. Doors to:-

### Lounge - 4.18m x 3.34m (13'8" x 10'11")

A light and homely lounge with a double glazed bay window to the front aspect. Charming tiled gas fireplace with a matching red tiled hearth and wooden mantelpiece. Adding to the charm and character are traditional dado rails. Carpeted flooring and radiator.

### Dining Area - 4.08m x 3.16m (13'4" x 10'4")

A spacious dining area with ample space for a good size family dining table. Cupboard with a double glazed window to then side aspect housing the hot water cylinder along with handy storage space. Radiator. Wood effect vinyl hard flooring. Double glazed French doors opening out onto a wood decking with access to the rest of the rear garden. Opening to:-

### Kitchen - 2.59m x 2.55m (8'5" x 8'4")

Fitted with a modern matching range of wall and floor mounted units comprising cupboards and drawers. Stylish rolled edge wood effect work surfaces with inset one bowl stainless steel sink unit with mixer tap. Fitted electric oven and fitted gas hob with concealed fitted cooker hood above. Space for a washing machine and fridge/freezer. Double glazed window to the rear aspect. Wood effect vinyl hard flooring matching the dining area.

### First Floor Landing

Carpeted flooring. Access hatch to loft space. Built in cupboard over the top of the stairs providing handy shelved storage space. Doors to:-

### Bedroom One - 4.07m x 3.3m (13'4" x 10'9")

A bright and airy double bedroom with a double glazed window to the rear aspect enjoying distant countryside views towards Marldon. Carpeted flooring. Radiator.

### Bedroom Two - 3.62m x 3.17m (11'10" x 10'4")

A generous double bedroom with a double glazed window to the front aspect. Carpeted flooring and dado rails. Built in wardrobe providing handy hanging and shelved storage space. Radiator.

### Bedroom Three - 2.47m x 1.8m (8'1" x 5'10")

A good size bedroom currently arranged as a home office. Double glazed window to the front aspect. Dado rails and carpeted flooring. Radiator.

### Bathroom

Fitted with a matching three piece white suite comprising a pedestal hand wash basin with mixer tap, push button WC and a panel fronted bath with electric shower above. Mostly tiled walls and a tiled effect vinyl hard flooring. Double glazed frosted window to the rear aspect. Radiator.

### Outside

To the front of the property is a sloped pathway to the front door along with a low maintenance front garden area laid mostly to paving with space for potted plants.

At the rear of the property is a level rear garden laid mostly to lawn along with a raised wooden decked patio area providing ample space for outdoor seating and dining.

### Under House Storage Area

Below the property is a large under house storage area with power and lighting providing a huge amount of storage space and perhaps space to expand. The is a double glazed to the rear aspect along with a wooden entrance door. There is also a further storage cupboard under the property which houses the gas boiler.

## Address

Horace Road, Torquay, TQ2 8AS

## Tenure

FREEHOLD

## Council Tax Band

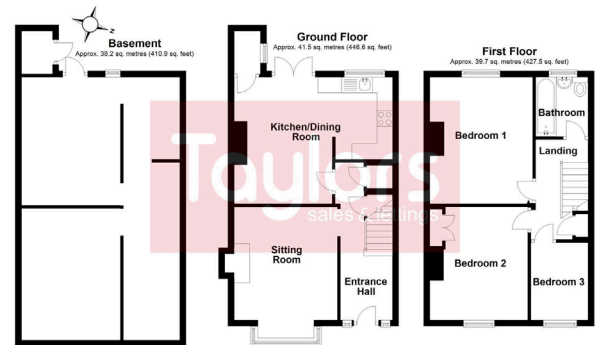
B

## Contact Details

117 Union Street  
Torquay  
TQ1 3DW

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

enquiries@taylorsestates.co.uk  
01803 201904



Total area: approx. 119.4 sq. metres (1284.9 sq. feet)

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.