



Leys Road, Torquay, TQ2 6EB

Here we have an extended four bedroom semi detached family house located in a popular residential area within easy reach of Torquay town centre and seafront. To the ground floor is a large lounge opening onto the dining room plus there is a wide kitchen breakfast/room which leads onto a rear porch having a WC. To the first floor is bedroom one which enjoys open town views across Torquay, bedroom four, the bathroom (formally a bedroom) separate WC plus an office/storeroom. The second floor supplies another double bedroom, a single bedroom plus shower room/ WC. Outside there are front and rear garden gardens which enjoy a sunny aspect plus a larger than average garage/workshop.

Offers Over £315,000

- SEMI DETACHED HOUSE
- 4 BEDS
- LARGE GARAGE
- DOUBLE GLAZED AND CENTRAL HEATING
- GARDENS

Hallway

Under stairs door cupboard, housing, gas, and electric meters.

Lounge - 5.6m x 3.5m (18'4" x 11'5")

A large lounge having a feature open fireplace with stone surround and mantle mirror over. Feature beamed ceiling and wall panel mouldings. Plate racks. Double glazed window and radiator. Built in store cupboard. Folding doors leading to:

Dining Room - 3.3m x 3.7m (10'9" x 12'1")

A good sized dining room having a double glazed bay window to the front aspect. Radiator. Fireplace with feature log burner with timber mantle over. Wall light points.

Kitchen/Breakfast Room - 5.3m x 2.3m (17'4" x 7'6")

Fitted with a range of wood effect fronted wall and base units with work surface over and having a small peninsula breakfast bar. Butler sink with mixer tap over. Glass induction hob with cooker hood over plus built-in double oven and grill. Space for fridge /freezer. Space and plumbing for washing machine. Feature beamed ceiling. Double glazed window overlooking the rear garden. Radiator. Stable door leading to:

Rear porch

Downstairs WC

Close couple WC with wash hand basin. Door from porch to outside.

First Floor Landing

Double glazed side window. Built-in airing cupboard housing hot water cylinder.

Bedroom One - 3.7m x 3.3m (12'1" x 10'9")

A large double bedroom having built-in mirror fronted wardrobes with central dressing table and matching storage boxes above the bed area. Double glazed bay window enjoying an open outlook across Torquay towards St Mary Church. Radiator.

Bedroom Four - 3m x 2.3m (9'10" x 7'6")

A generous single room with double glazed window to the front and double glazed bay window to the side. Radiator.

Office/Store - 1.8m x 1.6m (5'10" x 5'2")

Double glazed window and radiator.

Bathroom - 3.6m x 3.5m (11'9" x 11'5")

It should be noted that this was formally a double bedroom and the bathroom was located in the Office/store previously mentioned. The bathroom is well appointed having a modern white suite comprising panel bath with a shower attachment over plus corner shower cubicle with chrome mains shower fitment and glass doors. There is a wall mounted wash hand basin and matching wall mounted low level WC with concealed system and dual flush. acrylic wall panelling to some walls. Wood effect flooring. Wall mounted toiletries cupboard. Radiator. Double glazed window to the rear. Heated towel rail.

Separate WC

A white WC with concealed system and wall mounted basin. Double glazed window.

Stairs to 2nd floor landing

Built in store cupboard

Bedroom Two - 3.6m x 3.1m (11'9" x 10'2")

Another double bedroom enjoying an open outlook to the rear aspect. Radiator.

Bedroom Three - 4m x 2m (13'1" x 6'6")

A generous single bedroom with double glazed window to the front enjoying an open outlook similar to bedroom one. Range of built-in wardrobes. Radiator.

Outside

To the front is a well stocked garden accessed via a wooden gate with footpath to the front door. To the side of the house is a footpath leading to the rear porch and further to the rear garden.

The rear garden enjoys a sunny aspect and has been travelled to East maintenance however is well stocked with a variety of trees and shrubs. Brick built store housing gas boiler. Two timber garden sheds. To the end of the garden is a further seating area with gate leading to the rear access lane.

Parking

Detached garage 6.6 m x 4.3 m at widest

Electric up and over door. Power and lighting. Courtesy door leading to the garden. This is an ideal space for the car or motorcycle enthusiast or equally could be used as a workshop.

Additional parking could be created by using the previously mentioned seating area which then would accommodate a further vehicle such as a Motorhome boat or similar and this would be subject to any consents required.



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.

Address

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Tenure

FREEHOLD

Council Tax Band

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