



## Park Road, Torquay , TQ1 4QR

Asking Price Of £265,000

Henge cottage is a character period property located within the boundaries of St Mary Church being only a few minutes walk from St Mary Church shopping precinct, Babbacombe Downs and beautiful coastal walks. This charming property has a wealth of original features such as stone walls, beams and stone fireplace with unusual shaped rooms which benefit from double glazing and central heating. To the ground floor is a good sized lounge with stable door to the rear courtyard garden, dining room, and kitchen with the three bedrooms and shower room to the first floor. There is a quaint courtyard style garden with gate to the road plus a parking space for one vehicle. Being offered now with no onward chain and vacant possession this property must be viewed to fully appreciate its location and character.

- COTTAGE
- PERIOD FEATURES
- DOUBLE GLAZED + CENTRAL HEATING
- COURTYARD GARDEN
- PARKING
- NO CHAIN



Composite front door  
Entrance lobby leading to:

Lounge 6.0 m x 3.8 m at widest points  
A good sized room with stone fireplace and inset gas fire. The walls are a mix of tongue and groove panelling and painted original stonework. There is a stable door leading out to the rear courtyard garden plus double aspect double glazed windows. Two radiators. Stairs leading to the first floor landing. Archway to:

Dining Room 3.7 m x 3.3 m at widest  
A cosy dining room with space for a 4 to 6 seater dining table. Radiator. Double glazed window.  
Lobby with built-in cupboard and shelving leading to:

Kitchen 2.4 m x 2.1 m at widest  
Fitted with a range of oak fronted wall and base units with work surface over. 1.5 bowl stainless steel sink unit. Cooker space. Space for upright fridge /freezer. Double glazed window. Part tiled walls. Integrated washing machine and dishwasher.

Stairs from the lounge to 1st floor landing with exposed beams and porthole window.

Bedroom 1 3.9 m x 2.9 m at widest  
A good sized bedroom with built-in wardrobe and dressing table. Double glazed window. Radiator.

Bedroom 2 2.7 m x 2.4 m at widest  
A range of built-in wardrobe and drawers plus double glazed window and radiator.

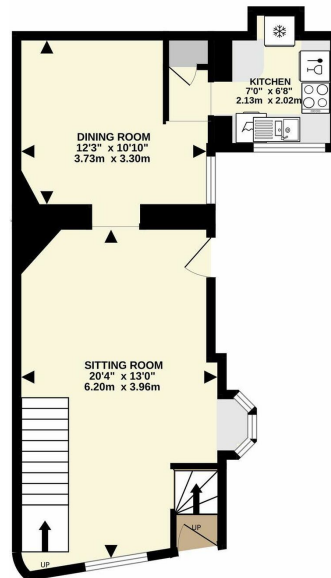
Bedroom 3 3.8 m x 2.0 m.  
Built-in wardrobe and drawers with shelving plus double glazed window TV point and radiator.

Shower room  
Fitted with a white suite comprising walk-in shower cubicle with mains shower fitment and glass splash screen. Pedestal wash hand basin with mirror over. Close coupled WC. Tiled floor and part tiled walls. Double glazed window. Shaver point. Built-in cupboard.

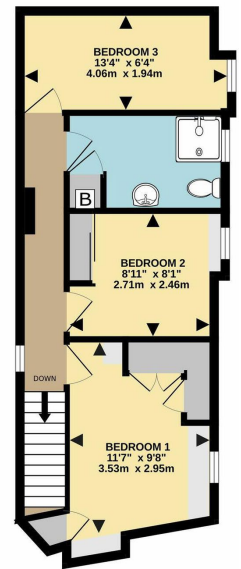
Garden  
To the rear of the cottage is a pretty courtyard garden which is mainly paved and enclosed by fence paneling and an original stone boundary wall with gate leading out to Park Road. Brick built garden store.

Parking  
Off-road parking for one vehicle.

GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



FIRST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are not to be taken as a guarantee as to their operability or efficiency can be given. Made with Metropac 0202

## Address

Park Road, Torquay, TQ1 4QR

## Tenure

FREEHOLD

## Council Tax Band

C

## EPC Rating

E

## Contact Details

117 Union Street  
Torquay  
TQ1 3DW

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

enquiries@taylorsestates.co.uk  
01803 201904

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