



**Burleigh Road | Torquay | TQ2 6JX**

**Asking Price Of £360,000**

Taylor's are now offering this delightful, extended 3 bedroom detached family house situated at the end of a quiet cul-de-sac in the Shipway area of Torquay. The town centre and sea front are a few minutes drive away plus it is served by several well regarded schools including the Boys and Girls Grammar schools. Within walking distance is the beautiful village of Cockington with country walks, café and pub. The property has spacious ground floor accommodation with lounge, kitchen/diner/snug and cloak room/wc. Upstairs are 3 good sized bedrooms and the bathroom with bath and shower, all with double glazing and central heating. There is off road parking plus a garage for 3-4 cars and an enclosed rear garden with lawn and patio.

- 3 BEDROOMS
- DETACHED HOUSE
- LARGE KITCHEN/DINER/SNUG
- DG + CH
- DOWNSTAIRS WC
- OFF ROAD PARKING AND GARAGE

### **Porch**

A useful porch area with space for coats and shoes. Double glazed composite front door and side window. Internal glazed door leading to:

### **Lounge** - 7.7m x 3.3m (25'3" x 10'9")

A lovely large lounge area with double glazed window overlooking the front garden. There are glazed French doors which lead onto the dining area of the kitchen. Two radiators. TV points.

### **Kitchen/Diner/Snug** - 5.7m x 3.4m (18'8" x 11'1")

An extension provides a wonderful kitchen/diner being an ideal family gathering point which overlooks the rear garden and enjoys an open outlook beyond. The kitchen area is fitted with a range of a Shaker style wall and base units with wood block effect countertops. Stainless steel sink unit. Space for cooker with gas point and concealed cooker hood above. Space for upright fridge/freezer, plumbing and space for dishwasher and washing machine. Double glazed window enjoying the view as previously described. Double glazed Velux skylight window. Spotlights to ceiling. The kitchen is open to a snug area which has a double glazed door leading to outside and radiator. This is perfect for sitting and relaxing whilst the cook gets the tea on the go!. The dining area has space enough for a 6 to 8 seater dining table and has a double glazed Velux skylight window and double glazed side window making the entire kitchen/diner, a very bright and spacious room. Radiator.

Glazed door from lounge to inner hallway. Useful under stairs cupboard. Lobby. Courtesy door leading to garage.

### **Downstairs Cloakroom**

Fitted with a white suite comprising close couple WC with dual flush and wash hand basin. Radiator. Cabinet housing fuse box.

Stairs to 1st floor landing access to loft space. Double glazed window. Built-in linen cupboard with shelving.

### **Bedroom One** - 4.3m x 2.6m (14'1" x 8'6")

A generous double bedroom having a double glazed window overlooking the front. Radiator. TV point.

### **Bedroom Two** - 3.3m x 3.1m (10'9" x 10'2")

Another good size double bedroom with double glazed window overlooking the front aspect. Radiator. TV point.

### **Bedroom Three** - 3.3m x 2.6m (10'9" x 8'6")

A smaller double room with double glazed window enjoying an open outlook to the rear across Torquay. Radiator. Useful cupboard housing Ideal gas boiler.

### **Bathroom**

Fitted with a white suite comprising corner shower cubicle with glass doors and Mira sport electric shower fitment. Bath with chrome mixer tap and shower attachment plus vanity unit with semi recessed wash hand basin and mixer tap over. Close WC with dual flush. Part tiled walls. Two double glazed windows. Chrome ladder style radiator.

### **Outside**

To the front is a lawned garden area. Side access to either side of the property to the rear garden.

### **Parking**

Driveway with off road parking for 3-4 cars

### **Garage** - 5m x 2.4m (16'4" x 7'10")

An integral garage with metal up and over plus power and lighting. Courtesy door to the house. It may be possible to convert the garage to further living accommodation if desired subject to any planning consents, covenants etc.

### **Rear Garden**

The rear garden is enclosed and is part lawn with two patios and a fish pond, enjoying a good degree of privacy and an open outlook. There is a useful timber store shed plus access to the front to either side of the house.

## **Address**

Burleigh Road, Torquay, TQ2 6JX

## **Tenure**

Freehold

## **Council Tax Band '**

D

## **EPC Rating**

D

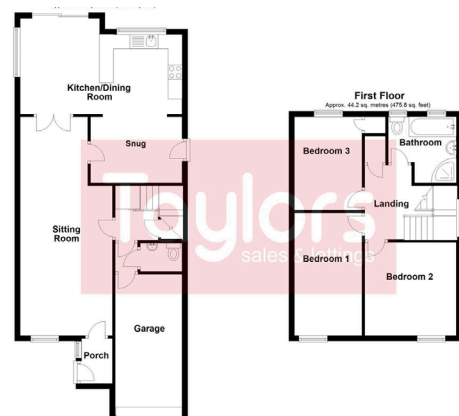
## **Contact Details**

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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.