



Woodville Road, Torquay

£260,000



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39 WOODVILLE ROAD, TORQUAY, TQ1 1LT

Period family home | Popular residential location | Accommodation arranged over three floors Potential for parking at the rear (subject to consents) | Entrance porch | Hallway | Sitting room Family room | Kitchen Dining room | Utility | Three double bedrooms | Bathroom/WC | Separate WC | Gas central heating Double glazing | Enclosed rear garden

A well-presented period home offering good-sized family accommodation arranged over three floors.

Woodville Road is located in a popular residential position with access to local amenities which include convenience stores, Primary and secondary schools, and nearby shopping facilities at Plainmoor and Torquay town centre.

Approached from the road, there is a low maintenance front garden with access to the front door and once inside, an entrance porch opens into the reception hallway with the ground floor accommodation comprising a sitting room with open outlook to the rear, and a double bedroom. On the first-floor the landing leads to two bedrooms and bathroom/WC. On the garden level is a family room which opens into the kitchen and in turn the dining room with sliding doors opening onto the low maintenance rear garden, and there is a utility room and WC. The property is complimented throughout with UPVC double glazed windows and gas central heating. There is also potential to provide a parking space in the rear garden with access from Dunmere Road, subject to any necessary consents.

The Accommodation Comprises

Composite door to

ENTRANCE PORCH - 1.24m x 0.79m (4'1" x 2'7")

Textured ceiling with pendant light point, cupboard housing the electric meter, consumer unit, glazed door to

RECEPTION HALL - 3.1m x 0.81m (10'2" x 2'8")

Textured ceiling light point, dado rails, stairs with handrail to the first floor, radiator with thermostat control, doors to

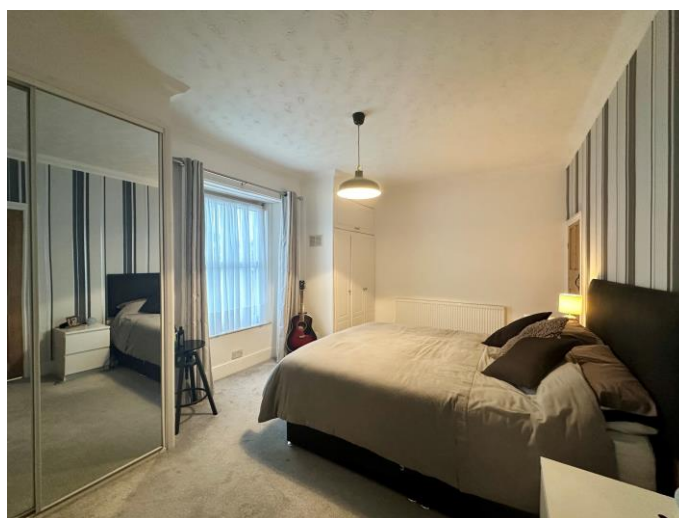
SITTING ROOM - 4.85m x 3.3m (15'11" x 10'10") Coved ceiling with light point, UPVC double glazed tilt and turn windows to rear aspect with open outlook, radiator with thermostat control, feature fireplace, TV connection point, storage to recesses, lobby with storage cupboards and stairs to garden level.



BEDROOM TWO - 3.3m x 3.15m (10'10" x 10'4") Coved and textured ceiling with pendant light point, UPVC double glazed tilt and turn window to front aspect, radiator with thermostat control, storage to chimney recesses.

FIRST FLOOR LANDING - 4.37m x 1.5m (14'4" x 4'11") Textured ceiling with light point, smoke detector, dado rails, hatch to loft space, storage cupboard, doors to

BEDROOM ONE - 4.62m x 3.2m (15'2" x 10'6") Coved and textured ceiling with pendant light point, UPVC double glazed tilt and turn window to front aspect, radiator with thermostat control, fitted wardrobes, and built-in storage cupboard.



BEDROOM THREE - 2.64m x 2.54m (8'8" x 8'4") Textured ceiling with pendant light point, UPVC double glazed window to rear aspect with open outlook, built-in wardrobe with sliding doors, radiator with thermostat control.

BATHROOM/WC - 2.54m x 1.55m (8'4" x 5'1") Coved ceiling with directional spotlights, UPVC obscure glazed window, radiator with thermostat control. Comprising panelled bath with shower attachment over and glazed screen, vanity unit with wash hand basin, WC.



GARDEN LEVEL

FAMILY ROOM - 5.84m x 4.44m (19'2" x 14'7"max) Light point, UPVC double glazed window to front aspect, feature fireplace with inset wood burner (currently not operational) radiator, TV connection point, study area with access to storage cupboard with light point, power points and shelving.

KITCHEN - 3.07m x 2.64m (10'1" x 8'8") Textured ceiling with directional spotlights, tiled flooring. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset gas hob extractor over, tiled surrounds, eye level electric oven, integral fridge freezer. Opening to



DINING ROOM - 3.43m x 2.67m (11'3" x 8'9") Pendant light point, UPVC double glazed sliding door opening onto the rear garden, radiator thermostat control, continuation of tiled flooring, feature exposed brick wall. Door to



UTILITY ROOM - 2.64m x 2.11m (8'8" x 6'11") Light point, UPVC double glazed window and door to rear, base unit with work surface over, inset sink and drainer with mixer tap, tiled surrounds, wall cabinets, space and plumbing for washing machine and further under worktop appliance, tiled flooring, door to

GROUND FLOOR WC - 1.73m x 0.79m (5'8" x 2'7") Pendant light point, WC, wall mounted wash hand basin with splashback, wall mounted boiler, tiled flooring.

OUTSIDE To the rear of the property is a low maintenance garden accessed from the dining room onto a block paved patio which leads to a further paved area with gravelled border enclosed by block wall and hedgerow with a timber gate providing rear access onto Dunmere Road.

At the front of the property is a courtyard garden with access to the front door.



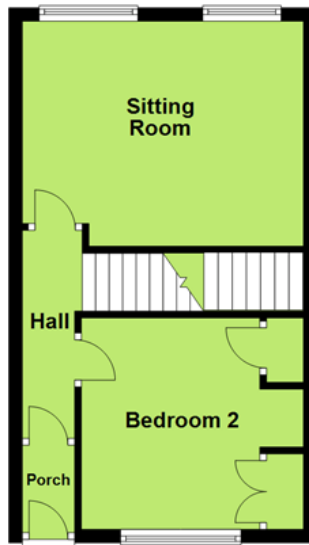
Age: Late 1800's (unverified)	Stamp Duty:* £500 at asking price
Council Tax Band: B EPC Rating: TBC	Tenure: Freehold
Services – Mains gas, electricity water and sewage. Gas central heating.	
Electric Meter Position: Porch cupboard	Gas Meter Position: Family room
Boiler Position: Ground floor WC	Water: Meter
Loft: Part insulated/boarded, ladder & light	Rear Garden Facing: South East
Total Floor Area: TBC	Square foot: TBC

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

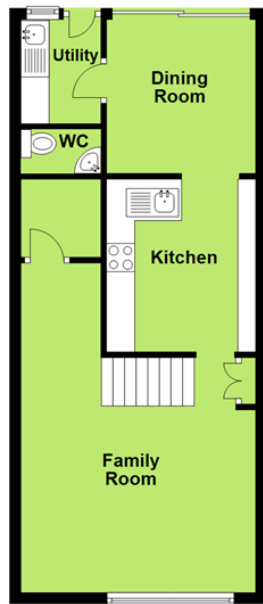
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

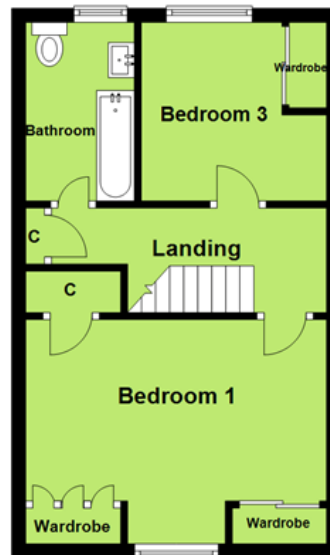
Ground Floor



Garden Floor



First Floor



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