

Price £225,000

Wilson Terrace, Barton Road, Torquay, Devon, TQ1 4FN



This plan is to be used only as an indication of the floor layout and is not to scale.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



A spacious and very well presented Town House situated on the outskirts of the Torre Marine development in Torquay. Accommodation on 3 levels briefly comprises; Entrance Hall, Downstairs WC, Kitchen, Lounge / Dining Room, 3 Sizeable Double Bedrooms, Master En-Suite and Dressing Room, Bathroom, Front/Rear Garden and Parking. Gas Central Heating and UPVC Double Glazing throughout. Far reaching views across Torquay and some Sea Views can also be enjoyed.



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ACCOMMODATION UPVC double glazed door into;

HALLWAY Tile effect vinyl flooring. Radiator. Radiator with decorative surround. Stairs to first floor. Built in storage cupboard.

CLOAKROOM UPVC double glazed window to the front. Radiator. Low level WC. Pedestal wash hand basin with chrome taps and tiled surrounds. Electric consumer unit. Tile effect vinyl flooring.

LOUNGE / DINING ROOM 16' 5" x 13' 4 max" (5m x 4.06m) UPVC double glazed French doors with windows to the rear. TV point. Telephone point. Understairs storage cupboard. Radiator.

KITCHEN 12' 10" x 6' 3" (3.91m x 1.91m) A range of wall and base units with high gloss fronts and roll edge worktops. Four ring gas hob with hood over and electric oven below. Space for fridge/freezer, washing machine and dishwasher. UPVC double glazed window to the front. Radiator. Tile effect vinyl flooring. One and a half bowl sink and drainer with mixer tap over.

FIRST FLOOR LANDING Radiator. Stairs to second floor.

BEDROOM TWO 13' 5" x 11' 0 max" (4.09m x 3.35m) UPVC double glazed window to the front. Radiator.

BEDROOM THREE 13' 4" x 11' 7 max" (4.06m x 3.53m) UPVC double glazed window to the rear. Radiator.

BATHROOM 6' 4" x 6' 3" (1.93m x 1.91m) Low level WC. Pedestal wash hand basin with tiled surrounds. Radiator. Tile effect vinyl flooring. Panelled bath with chrome mixer tap, shower attachment, glass screen and mirrored surround. Extractor fan. Shaver point.

SECOND FLOOR LANDING Door to;

BEDROOM ONE 16' 0 max" x 13' 5" (4.88m x 4.09m) UPVC double glazed window to the front with views of the surrounding area and some sea views. Radiator. Room follows the shape of the roof in areas. Airing cupboard with immersion tank. TV point. Doorway to;

DRESSING ROOM 10' 3" x 6' 4" (3.12m x 1.93m) Double glazed skylight window to the rear. Radiator. Access to roof space. Room follows the shape of the roof.

EN SUITE 6' 9" x 6' 8" (2.06m x 2.03m) Low level WC. Pedestal wash hand basin with chrome taps and tiled surrounds. Double shower with glass door. Double glazed skylight window. Tile effect vinyl flooring. Radiator. Extractor fan. Shaver point. Built in storage cupboard. Room follows shape of roof.

OUTSIDE The property is accessed by a wrought iron gate leading onto a path to the front door with entrance storm porch and courtesy light. The front garden is laid to slate chippings with mature bushes and wrought iron railings.

The rear garden is low maintenance and comprises a sun dial style patio with stone chippings and a paved path to the rear access gate leading to the parking area.

PARKING Allocated to the rear.

FURTHER INFORMATION Water meter. Council tax band C.
Remainder of 10 years NHBC guarantee to April 2020. Estate charge £96 payable every 6 months.

