

**SAMPLE  
MILLS**



**Thurlow Road  
Torquay  
Devon**

**Offers over £350,000**

**FREEHOLD**





Thurlow Road, Torquay, Devon

**Offers over £350,000 freehold**

A spacious 1930's Detached Bungalow hidden away behind wooden gates in a conservation area in a secluded part of Upton, providing easy access for all local amenities to include shops, schools, pubs, doctors, dentists, seafront, Princess Theatre and Torre railway station, whilst also having easy links to Torbay and Newton Abbot.

The property offers spacious accommodation and benefits from many characterful features to include porch, reception hallway, kitchen/breakfast room, large lounge with open fire and balcony leading onto the garden, 3 bedrooms with one having a bay window looking over the front and en suite bathroom. There is also a family bathroom.

The garden is level with a good range of borders, shrubs and trees and has an under house storage area, a car port plus driveway parking.

Viewing is recommended.



### Storm Porch – 2.18m x 0.70m (7'1" x 2'3")

Two five bar gates to:

### Entrance Hall (L Shaped) – 3.53m max x 2.66m narrowing to 1.98m (11'5" max x 8'7" narrowing to 6'5")

Hard wood door. Obscure glazed window. Mirrors. Storage cupboard with shelving and coat racks. Access to loft area. Cupboard housing the radiator with storage cupboards either side. Glass sapedle door through to:

### Lounge – 5.1m x 3.8m (16'9" x 12'5")

uPVC double glazed window to the side. uPVC double glazed patio doors onto the rear balcony which has recently fitted high quality Cladco composite decking. Feature fireplace with carved wooden mahogany surround, cast iron insert with marble hearth. Recessed area with further storage. Original wooden Oak flooring. Picture rail. Radiator.

### Kitchen – 4.3m x 2.9m (14'3" x 9'6")

A range of fitted base units with wooden worktop surface areas. Built-in single oven and 4 ring gas hob. Range of wall mounted cupboards. Display cabinets. Further fitted base units with wooden worktop surface areas and shelving plinth on either end. Wall mounted Alpha boiler serving hot water and central heating with timer control. Plumbing for washing machine. uPVC double glazed windows to the side and to the rear. Single panelled radiator. Laminated flooring. Aluminum double glazed door to the front of the property. Plumbing for dishwasher.

### From the Entrance Hall, doors off to:-

#### Bedroom 1 – 4.2m x 3.1m (13'10" x 10'1")

uPVC double glazed window. Range of built-in triple aspect wardrobes. Single panelled radiator. Picture rail.

#### Bedroom 2 – 3.7m x 2.9m (12' x 9'7")

Box bay window looking over the front. Double panelled radiator. Picture rail. Door to:

#### En-Suite

Shower cubicle. Fitted shower. Low level w/c. Wash-hand basin. Obscure glazed window.

#### Bedroom 3 – 2.7m x 2.7m (8'10" x 8'9")

Built-in wardrobes with mirror fronted doors. Radiator. uPVC double glazed window.

#### Family Bathroom – 2.8m x 1.7m (9'2" x 5'6")

Corner bath. Vanity wash-hand basin. Low level w/c. Tiled walls, two tone. Concealed lighting. Single panelled radiator. Laminated flooring.

#### Outside

The property benefits from a driveway and car port (4.10m x 3.60m – 13'5" x 11'10") plus under house storage (5.79m x 3.66m – 19'0" x 12'0") running the full length of the house with light and power.

To the rear of the property, there is a balcony fitted high quality Cladco composite decking with stainless steel railings, glass display and steps leading down onto the garden. The rear garden is lawned, mature with a good range of borders, plants, shrubs, palm trees and rockery displays, leading around to the side, where there is a gravelled area, driveway and wooden gates, hard standing and patio areas with path leading around to the front door.

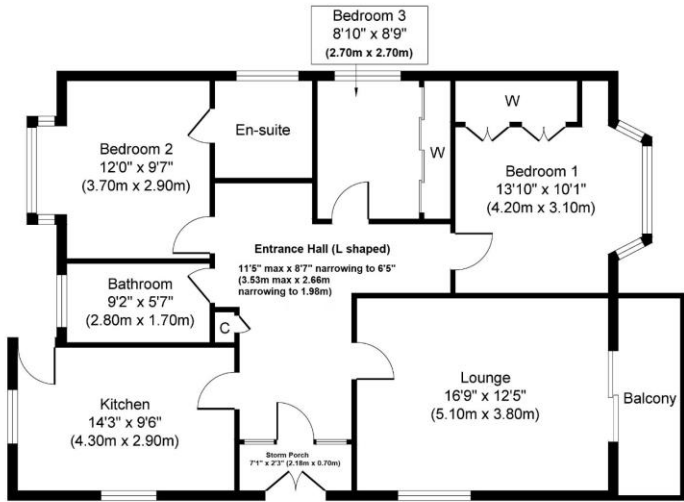
#### Agents Note

Council Tax Band: 'D' (Torbay Council)

EPC Rating: 'E'

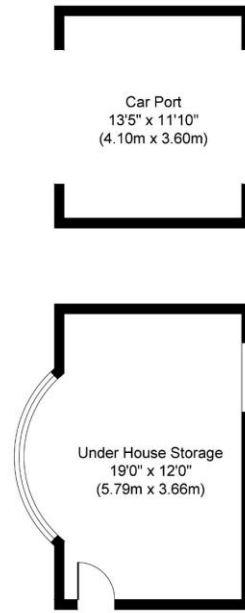
Flood Risk: Very Low





**Approximate Floor Area**

1138 sq. ft  
(105.77 sq.m)



**Outbuilding  
Approximate Floor Area**

404 sq. ft  
(37.53 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.