



14 Hillsbrough, Hillesdon Road, Torquay, TQ1 1QF £182,000

WAYCOTT'S
Established 1878

✦ Superbly presented cottage style home in select development with sea views. Close to town centre and harbour. 2 Bedrooms, modern kitchen and bathroom. 2 Private terraces, use of extensive communal grounds. Garage and parking.

• Chartered Surveyors

14 Hillsbrough, Hillesdon Road, Torquay, Devon TQ1 1QF.

£189,000

SITUATION

Situated in a delightful & private position within the Warberries Conservation Area, views towards the sea, on the picturesque South Devon coast, this property would make a fine main home or is well suited as a lock up and leave second home.

The popular town of Torquay is one of three beautiful towns forming the sheltered Tor Bay with excellent shopping, waterside restaurants, bars and a theatre. The town has good connection to major cities with the new South Devon Highway, two train stations and bus station with the closest being at Cary Parade to get you further afield.

DESCRIPTION

Superbly presented cottage style home with two double bedrooms, modern kitchen, open plan living/dining room, garage and off road parking. This cottage is set in a small development within the attractive grounds of a Grade II listed Victorian property, built in 1998 and is presented by the current owners to a particularly high standard situated just above the town, seafront and harbour and is within easy reach of amenities. It enjoys some very pleasant sea views over Torbay and also benefits from double glazed sash windows.

ACCOMMODATION

The property is laid out over two floors with access from outside into either level. From the parking area it is easier to use the first floor entrance from where stairs descend to the ground floor.

LIVING / DINING ROOM 19' 10" x 15' 1" (6.07m x 4.62m)

This light and airy room is open plan with French doors leading to a private terrace at the front of the property. With lovely views over the grounds towards the 'Bay' with the sea in the distance.

KITCHEN 8' 7" x 7' 8" (2.64m x 2.34m)

With gloss white units to three sides under a granite effect work surface with inset sink. There is an electric hob under an extractor with electric oven below. There is space for a washing machine and freestanding fridge/freezer. A window through to the sitting room allows further natural light in and gives a view to the gardens.

MASTER BEDROOM 15' 1" x 12' 7" (4.62m x 3.86m)

This spacious double bedroom is at the front of the property and benefits from the views over the grounds and across Tor Bay.

BATHROOM

The fully tiled family bathroom is smartly fitted with a white suite and chrome fittings with a shower over the bath.

BEDROOM TWO 9' 10" x 8' 11" (3.00m x 2.74m)

Good size double bedroom currently used as a hobbies room.

LANDING

A door at this level gives access to a private terrace at the rear of the property. Access from the landing to a partly boarded loft area.

OUTSIDE

There is a private terrace to the front accessed from the sitting room plus another private courtyard to the rear accessed from the first floor.

The extensive communal gardens extend to in excess of an acre and are well maintained for the residents' enjoyment, with most areas having wonderful sea views.

The property has the use of one half of a double garage with vehicular access onto Hillesdon Road. There is pedestrian access through the grounds to Braddons Hill Road East giving easier access by foot to the town and harbour below.

CURRENT SERVICE CHARGE £1,950 per year – Includes water

VIEWINGS Strictly by prior appointment with Waycotts on 01803 403060



The White House, 42/44 The Terrace, Torquay, Devon, TQ1 1DE

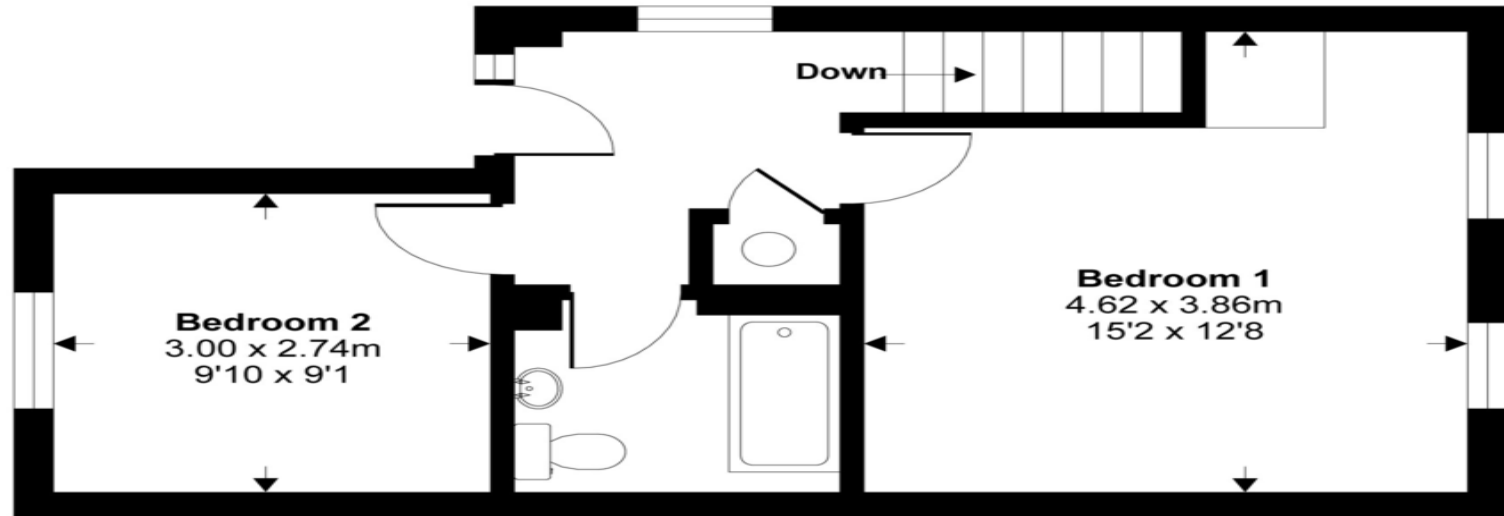
T: 01803 403060

E: enquiries@waycotts.co.uk

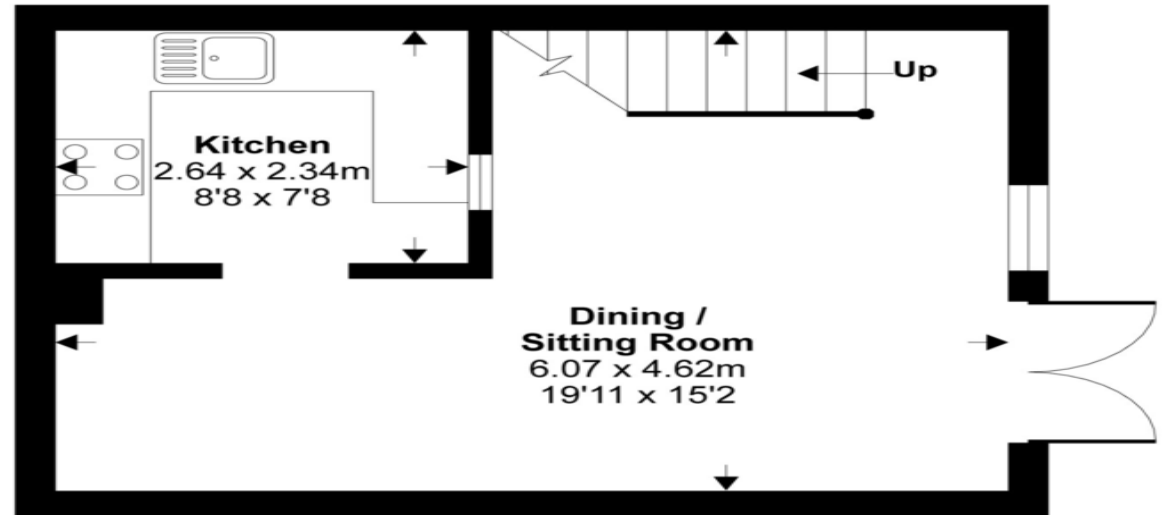
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Approx. Gross Internal Floor Area
64.9 Sq Metres 699 Sq Ft



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81 - 90)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	49	58
(21 - 38)	F		
(1 - 20)	G		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	41	46
(21 - 38)	F		
(1 - 20)	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.

