

**SAMPLE
MILLS**



**Westhill Avenue
St Marychurch
Torquay
Devon**

£275,000
FREEHOLD





Westhill Avenue, St Marychurch,
Torquay, Devon

£275,000 freehold

This well-presented 3 bedroom End of Terrace family home is situated in the popular area of St Marychurch, Torquay close to the local schools, Lidl and both the St Marychurch and Plainmoor shopping areas, whilst having good bus links and easy access to the A380 link road to Torbay and Newton Abbot.

The internal accommodation comprises entrance hall opening through to the lounge with wood burner set within a feature fireplace and patio doors to the rear garden, separate dining room, kitchen with distant countryside views, 3 bedrooms (bedroom 1 having built-in wardrobes and bedroom 2 enjoying distant countryside views) and there is a family bathroom.

Further benefits include gas central heating, uPVC double glazing, new tiled roof, gutters, fascias, soffits and down pipes including soil pipe completed in 2021, and solar panels with a 4kw inverter added 2022.

In addition, there are good sized gardens front and rear with storage sheds, plus there is potential for off road parking.

Viewing is highly recommended.



uPVC part double glazed door opening through to:

Entrance Hall

Double panelled radiator. Laminate flooring. Understairs storage cupboard. Staircase rising to first floor. Obscure uPVC double glazed window. Door opening through to:

Lounge – 4.32m x 3.81m (14'2" x 12'6")

Wood burner set within a feature fireplace on tiled hearth. TV point. Radiator. Two wall light points. uPVC double glazed sliding patio doors to the rear garden. Spotlight points.

Dining Room – 3.78m x 3.25m (12'5" x 10'8")

Laminate flooring. Radiator. uPVC double glazed window overlooking the front garden.

Kitchen – 3.18m x 2.21m (10'5" x 7'3")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Gas/electric cooker point with extractor hood above. Plumbing for washing machine. Space for further appliance. Recess for fridge/freezer. Fitted matching wall and base units. Worktop surface areas. Partly tiled walls. uPVC double glazed windows to two aspects overlooking the rear and enjoying distant views over the surrounding countryside and over towards Torquay and Shiphay. Serving hatch. Power points with USB points. Built-in shelved cupboard. uPVC half double glazed door to outside. Strip light points.

First Floor Landing

Hatch to the roof space. uPVC double glazed window.

Bedroom 1 – 4.11m x 2.97m (13'6" x 9'9")

Mirror fronted built-in wardrobes. Radiator. uPVC double glazed window to front. Built-in shelved airing cupboard housing tank.

Bedroom 2 – 3.28m x 2.92m (10'9" x 9'7")

uPVC double glazed window overlooking the rear enjoying far reaching countryside views over towards Torquay and Shiphay. Radiator.

Bedroom 3 – 2.26m x 2.03m (7'5" x 6'8")

Radiator. uPVC double glazed window to front aspect.

Bathroom and W/C – 2.74m x 2.31m (9'0" x 7'7")

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Radiator. Fully tiled walls. Obscure uPVC double glazed windows to two aspects.

Outside

To the front of the property, there are two gardens laid to lawn with a dividing pathway and hedges sweeping to the side.

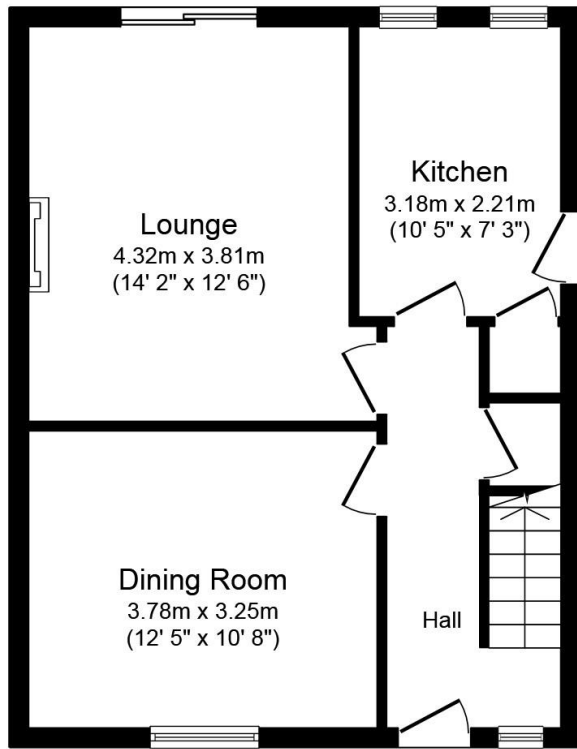
A side gate provides access to the rear, where there is a side paved area with an outside store providing access to the rear where there is a paved area and steps leading down from the lounge. There is an outside tap. A gate provides access to a garden laid to lawn where there is are two sheds and an enclosed storage area plus a rear gate. In addition, there is potential for off road parking.

Agents Note

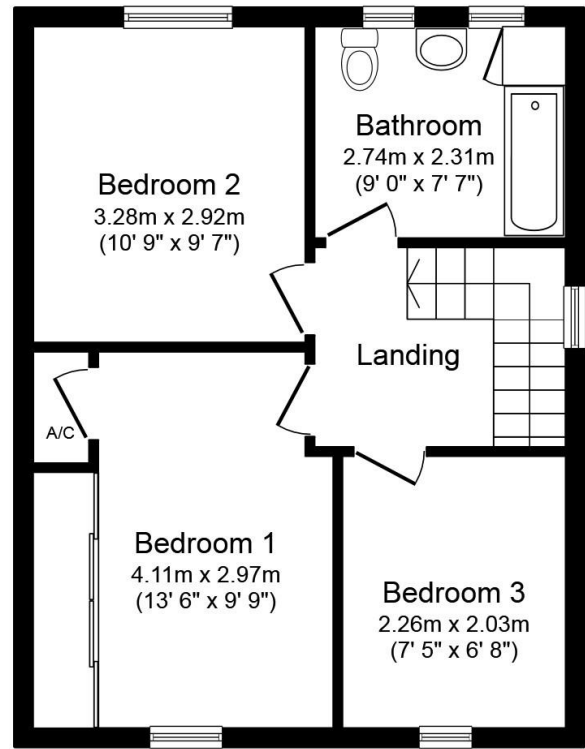
Council Tax Band: 'C'

EPC Rating: 'C'





Ground Floor



First Floor

Total floor area 89.2 sq.m. (960 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	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.