



**SAMPLE  
MILLS**

**Western Road  
St Marychurch  
Torquay  
Devon**

**£295,000**  
FREEHOLD







Western Road, St Marychurch,  
Torquay, Devon

**£295,000 freehold**

This Victorian mid terraced home is situated in the St Marychurch area of Torquay having easy access to local amenities to include shops, schools, doctors, golf course and model village, whilst Torquay town centre is just a short distance with its further range of amenities to include shops, pubs, restaurants, beaches, Princess Theatre, Torre Abbey Historic house and gardens, bus routes, Torbay Hospital plus the train station at Torre.

This deceptive accommodation has been much improved and offers stripped flooring downstairs and all the doors have been stripped creating original features.

The property internally comprises an entrance hall, lounge, separate dining room and kitchen on the ground floor. On the first floor, are 3 bedrooms and a 4 piece bathroom suite.

The property also has gas central heating, uPVC double glazing, gardens front and rear plus under house storage.



Composite front door opening through to:

### Entrance Porch

Part glazed stripped door opening through to:

### Entrance Hall

Radiator. Staircase to first floor. Staircase to the kitchen. Stripped floor. Understairs storage cupboard. Architraves. Door through to:

### Lounge – 3.90m x 3.70m (12'10" x 12'2")

Victorian feature fireplace on hearth with brass surround and mantle over. Radiator. Stripped floor. uPVC double glazed sash window to front with shutters. TV point. Cornice to ceiling.

### Dining Room – 3.80m x 3.30m (12'6" x 10'10")

Cast iron Victorian feature fireplace on heath with brass surround and mantle over with cupboard space either side. Stripped flooring. Radiator. uPVC double glazed window overlooking the rear. Picture rail.

### Kitchen – 4.70m x 2.80m (15'5" x 9'2")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splash backs. One of the cupboards houses the gas boiler for hot water and central heating system. Built-in 4 ring electric hob. Built-in electric oven. Further downstairs storage cupboard. Heated towel rail. Inset spot lamps. Integrated fridge/freezer. uPVC double glazed double doors to the rear garden.

### First Floor Half Landing

### Bathroom and w/c

Comprising 4 piece suite. Claw leg bath with shower mixer tap attachment. Wall mounted wash-hand basin. Low level w/c. Tiled shower cubicle with fitted shower. Radiator. Two obscure uPVC double glazed windows. Towel rail. Inset spotlights.

### Main Landing

Hatch to the roof space. Radiator.

### Bedroom 1 – 3.90m x 3.00m (12'10" x 9'10")

Built-in wardrobes. Radiator. uPVC double glazed window to front. Spotlights.

### Bedroom 2 – 3.50m x 3.10m (11'6" x 10'2")

Radiator. uPVC double glazed window overlooking the rear and enjoying distant views over towards Watcombe Heights. Inset spotlights.

### Bedroom 3 – 2.80m x 2.00m (9'2" x 6'7")

Laminate flooring. Single panelled radiator. uPVC double glazed window to front.

### Outside

To the front of the property, there is an enclosed garden with various flowers, bushes, plants and shrubs.

To the rear of the property, there is an area which has been laid to decking with steps down to a further garden where there is an area laid to patio with good surrounding areas stocked with a host of mature trees, plants, flowers and bushes. In addition, there is an outside tap and outside lighting. There is an under house storage area and there is a rear gate giving pedestrian access.

### Agent's Note

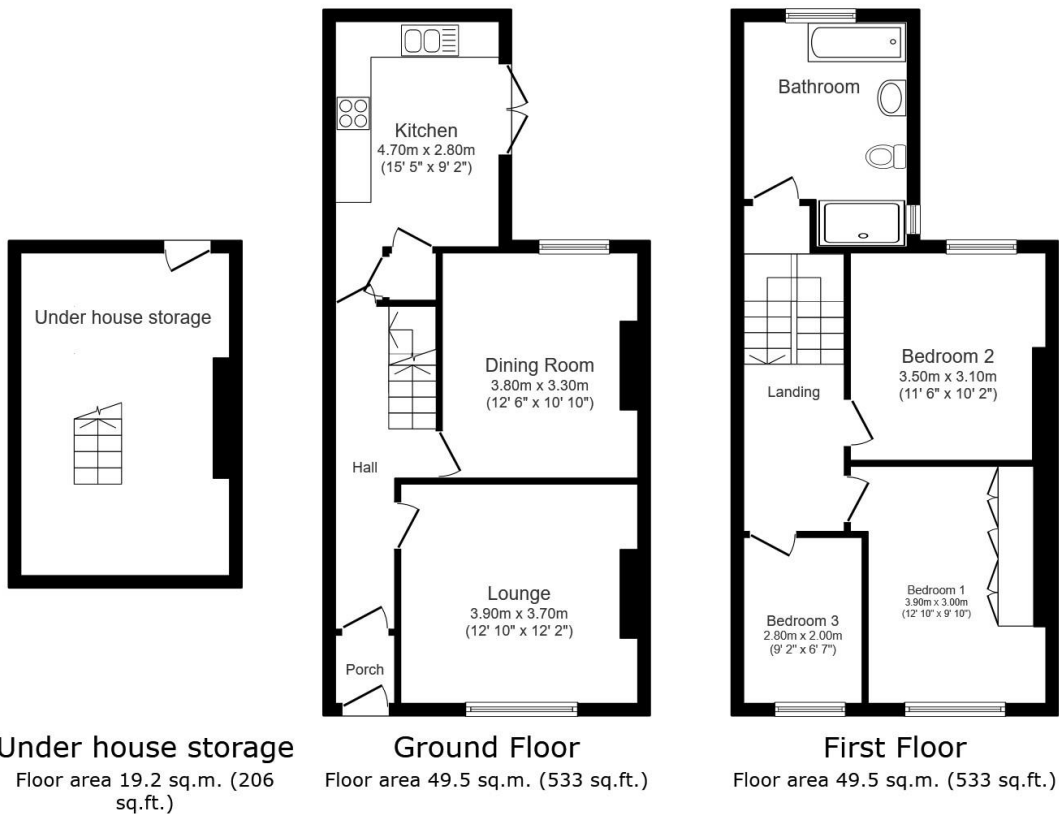
Council Tax Band: 'C' £2079.86 for 2025/26

EPC Rating: 'D'

Long Term Flood Risk: Very Low







Total floor area: 118.2 sq.m. (1,273 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	65   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.

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