



Ridgewater

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**3 Bedroom Semi-Detached House for Sale in Priory Road,
St. Marychurch, Torquay**

Price: £365,000

FLOOR PLAN



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

DESCRIPTION

Located in the heart of the extremely popular St Marychurch area of Torquay is this modernised and immaculately presented three bedroomed property. Having had a complete makeover the property now offers contemporary living in a bright and spacious victorian sized house. Set over three floors the property offers the three bedrooms (one en-suite), superb family bathroom, spacious bright lounge, modern kitchen/diner, utility room and a cinema room. There is also off-road parking. This is a fantastic property which is just a minutes level walk from the ever-popular St Marychurch shopping precinct and level to most of Babbacombe. Viewing is essential to really appreciate this properties features and superb location.

Entrance A upvc door opens to the property's vestibule which has solid wood flooring, upvc double glazed windows, door to the kitchen and door to the main hallway.

Hallway The hallway has a further door to the kitchen/diner, doors to the lounge and shower room. There is a radiator, solid wood flooring, coved ceiling and smoke detector. Stairs with contemporary glazed balustrades lead to the lower ground floor.

Kitchen/Diner: 11'8" x 15'9" (3.58m x 4.84m) Bright and spacious room has a range of wall and base mounted gloss white cabinets, built-in electric oven, inset four ring hob with contemporary extractor over, space and plumbing for washing machine, space for fridge and freezer, inset stainless steel sink drainer, solid wood flooring, coved ceiling, upvc double glazed window and staircase with contemporary glazed balustrade leads to the first floor.

Lounge: 12'5" x 16'1" (3.81m x 4.90m) Bright bay fronted lounge has solid wood flooring, contemporary wall mounted remote controlled electric fire, radiator, telephone points, coved ceiling and decorative ceiling rose, original sash windows with secondary glazing which flank the upvc double glazed French doors which open to the garden.

Shower Room: 8'3" x 2'7" (2.51m x 0.82m) Modern shower room has a glazed shower screen, modern multi-jet shower, wall mounted wash hand basin, low-level flush w/c, centrally heated towel rail, large wall mounted mirror, solid wood flooring, extractor fan.

Lower Floor Stairs to the lower floor which has a utility room and a further spacious room set up as a cinema room. There are also two doors to storage areas at the base of the stairs and tiled flooring.

Utility Room: 4'6" x 10'0" (1.39m x 3.06m) Useful Room has a range of base cabinets with a

work surface above and solid wood flooring.

Cinema Room: 14'7" x 16'7" (4.47m x 5.09m) Spacious room which has been set up as a Cinema room. There are two upvc double glazed windows, radiator, ventilation system, solid wood flooring and a smoke detector.

First Floor Landing Newly carpeted landing has doors to the three bedrooms and family bathroom. There is a radiator, coved ceiling and hatch to loft space.

Bedroom One: 11'0" x 16'7" (3.35m x 5.09m) Bright and spacious double bedroom with built-in wardrobes with mirrored doors, shelving and hanging space, radiator, television point, coved ceiling, new carpet, bay fronted sash windows with secondary glazing installed.

Bedroom Two (with en-suite): 11'8" x 10'3" (3.60m x 3.13m) Another bright double bedroom with radiator, television and telephone points, coved ceiling, new carpet, door to the en-suite shower room.

En-Suite: 5'5" x 4'8" (1.67m x 1.45m) Modern shower room comprises glazed shower cubicle with multi-jet shower installed, cabinet mounted wash hand basin with storage cupboards, low-level flush w/c, centrally heated towel rail, wall-mounted mirrors, tiled walls and flooring, extractor fan.

Bedroom Three: 7'5" x 12'7" (2.29m x 3.86m) Bright room with radiator, television point, new carpet, coved ceiling and an original sash window with secondary glazing installed.

Family Bathroom: 5'9" x 6'7" (1.81m x 2.04m) Modernised throughout comprising a glazed double shower cubicle with multi-jet shower installed, cabinet mounted wash hand basin with room length storage cupboards beneath, low-level flush w/c, centrally heated towel rail, large wall mounted mirror, tiled flooring and walls, extractor fan and a upvc double glazed window.

Outside To the front, there is parking for two vehicles and an area to store bins etc. The main garden is accessed from the lounge's french doors and is all level, laid with false grass. There are stone walls and timber fencing to boundaries.

Council tax band: D

EPC: Current (41 E) - Potential (77 C)

PHOTOS





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