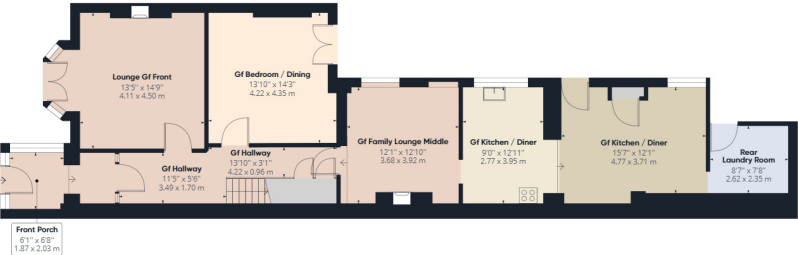




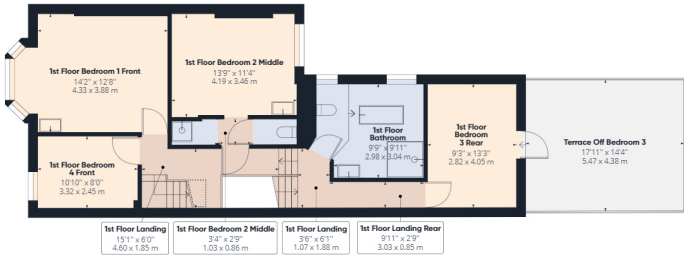
Ridgewater
Local • Independent • Experts

**8 Bedroom Terraced House for Sale in Bronshill Road,
Torquay**
£425,000

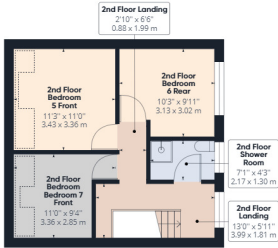
FLOOR PLAN



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

2443.67 ft²
227.02 m²

Reduced headroom

50.11 ft²
4.66 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DESCRIPTION

A very spacious and extended 8 bedroom Edwardian house located between the town centre and shopping areas at Babbacombe, Plainmoor and St Marychurch. Currently used as a large family home, St Patricks has previously been run as a guest house and by virtue of its size and layout offers potential for various uses including a home and income from paying guests or students, a commodious home for a large family or several generations sharing, or possibly division into flats, subject to obtaining any necessary consents.

An extension into the loft space created another 3 rooms and a shower room/W.C. (which would make a lovely granny flat), several of the windows have been replaced with double glazing in wood effect frames and most of the bedrooms have a wash basin fitted. There is gas fired central heating and most rooms have carpets or wood effect laminate flooring which compliments the wooden bannister rails and door frames.

A big versatile property which must be viewed for full appreciation.

Accommodation

Conservatory Porch Entrance Tiled floor, plant shelf with pine panelling under and to ceiling. Part glazed door with windows to side and over, opening to

Entrance Hall Ceiling cornice, double radiator, two understairs cupboards with lights, wood effect laminate flooring

Lounge 13'5" x 14'9" (4.11 x 4.50m) into bay with double glazed windows and french doors to front. Ceiling cornice, picture rail, wood effect laminate flooring, fireplace surround with brick hearth and gas point, double radiator.

Dining Room/Ground Floor Bedroom 8 13'10" x 14'3" (4.22 x 4.35m) Double glazed doors to rear with window over, picture rail, wood effect laminate flooring, exposed brick and stone fireplace.

Family Room 12'1" x 12'10" (3.68 x 3.92m) Part coved ceiling, double glazed window to side, brick fireplace with stove fitted. Cupboards into alcoves on either side with shelving, radiator, wood effect laminate flooring.

Kitchen 12'11" x 9'0" (2.77 x 3.95m). Fitted with a range of wall and floor based cupboards and drawers under roll edge work tops incorporating stainless steel sink unit, space and plumbing for a dishwasher. Double glazed window to side. Space for range style cooker with stainless steel cooker hood over. 6' wide opening to

Breakfast Room 15'7" x 12'1" (4.77 x 3.71m). Wood effect laminate flooring, breakfast bar, double radiator, double glazed door to outside. Door to storage cupboard housing gas boiler supplying central heating and hot water.

Laundry Room Plumbed for washing machine, space for other appliances, radiator, door to:

Bathroom Pedestal wash basin, W.C., tiled walls, double glazed window, tiled floor.

Lovely easy rising wooden staircase to

First Floor

Half Landing Radiator. Access via retractable ladder to rear loft space.

Family Bathroom 9'9" x 9'11" (2.98 x 3.04m) Walk-in tiled shower cubicle with rain shower head fitted, free standing slipper bath with handheld shower attachment. Traditional high level cistern W.C., pedestal wash basin. Wood effect flooring. 2 double glazed windows to side. Extractor fan. Walls tiled to picture rail.

Bedroom 3 13'3" x 9'3" (4.05 x 2.82m) Radiator, picture rail. Double glazed door leading to outside decked **Terrace area:** 17'11" x 14'4" (5.47 x 4.38m)

Main Landing High window, radiator.

Bedroom 2 13'9" x 11'4" (4.19 x 3.46m). Double glazed window to rear, pedestal wash basin, double radiator. **En Suite Shower** with a tiled floor and a tiled shower cubicle. Door into the **En Suite W.C.** with a tiled floor, part tiled walls and a close couple WC.

Bedroom 1 14'2" x 12'8" (4.33 x 3.88m) into double glazed bay window to front, pedestal wash basin, double radiator, laminate wood flooring.

Bedroom 4 10'10" x 8'0" (3.32 x 2.44m). Double glazed window to front, radiator, picture rail, laminate wood flooring.

Stairs to Top (2nd) Floor

Landing Window to rear, double radiator. Off are

Shower Room/W.C. Corner cubicle with tiled walls and electric shower unit, wash basin, low level W.C., window, radiator.

Bedroom 7 11'0" x 9'4" (3.36 x 2.85m) plus entrance area. Sloped ceiling with Velux roof window and sea peep to the bay, radiator. Access to undereaves storage.

Bedroom 5 11'3" x 11'0" (3.43m x 3.35m). Sloped ceiling with Velux roof window and sea peep to the bay. Access to undereaves and loft storage, radiator.

Bedroom 6 10'3" x 9'11" (3.13m x 3.02m). Window to rear, radiator.

Front Tarmac'd **parking area** for up to 6 cars. Gates to level lawned garden, enclosed by wooden fencing and stone walls, raised wooden sundeck area in front of lounge. Outside lights.

Rear Enclosed courtyard with store room. Gate to rear access lane with vehicle access from Cary Park and Bronshill Roads.

EPC Rating = D **Council Tax Band** = E

PHOTOS





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