



Ridgewater
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3 Bedroom Bungalow for Sale in Padacre Road, Torquay

£330,000

FLOOR PLAN



Approximate total area⁽¹⁾
1043.89 ft²
96.98 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

DESCRIPTION

Preliminary Details. An extended semi detached bungalow situated in this popular residential area on the outskirts of Torquay. There are local shops in Moor Lane and bus services operating to and from the main town centre. Pleasant woodland and coastal walks can be enjoyed within the surrounding area. The bungalow enjoys views to the front and the spacious accommodation has gas fired central heating and double glazing. An extension to the side provides an additional bedroom and shower room/WC. There is also scope to increase the living accommodation by utilising the large loft space as neighbouring properties have done. There is a driveway parking and a garage.

A particular feature is the very long rear garden which would particularly suit active gardening enthusiasts. The gardens back onto an area of woodland and enjoy views over the surrounding area towards Marldon in the distance. The property is offered for sale chain free.

Entrance Porch. Feature stone walls and large windows overlooking the front gardens with outlooks over the surrounding area. inner door opening to the

Entrance Hall. Coved ceiling. Radiator. Cupboard with the electricity consumer box and meter. Inner Hall with a built in linen cupboard with slat shelving. Fitted storage cupboard with a radiator. Access hatch with a pull down ladder to the large loft space.

Lounge. 17' 11" x 10' 10" (5.46m x 3.31m) Wide double glazed window overlooking the front garden with an open outlook over the surrounding area. Stone fireplace and hearth with a coal effect gas fire. Coved ceiling with two overhead lights. Internal glazed window to the kitchen. Small pane glazed door.

Kitchen. 10' 9" x 10' 10" (3.29m x 3.32m) Fitted with a range of floor base cupboards and drawers with roll edge worktops and a one and a half bowl stainless steel sink unit. Tiled surrounds. Matching wall cupboards. Gas and electric cooker points. Plumbing for a washing machine. Space for a fridge freezer. Built in pantry with shelving. Coved ceiling with a fluorescent light. Extractor fan. Wide double glazed window looking onto the rear gardens. Half double glazed door to the rear porch.

Rear Porch 8' x 4' 4" (2.46m x 1.32m) Double glazed windows to rear and doors to both sides leading to the rear garden. Electric Light and points.

Bedroom 1. 11' 11" x 10' 10" (3.64m x 3.32m) Double glazed window overlooking the rear gardens. Radiator. Coved ceiling. Fitted wardrobes and high level storage cupboards either side of the bed space. Fitted wardrobe with sliding mirror doors.

Bedroom 2. 9' 2" x 8' 4" (2.82m x 2.55m) Double glazed window overlooking the rear garden. Radiator. Coved ceiling.

Bedroom 3. 9' 10" x 9' 8" (3.01m x 2.97m) Double glazed window overlooking the front garden with outlooks over the surrounding area.of the property. Radiator. Coved ceiling. Built in wardrobe/storage cupboard. This room can also be used as a dining room.

Shower Room/WC. Obscure double glazed window to the side. Shower cubicle with a glazed screen and Mira electric shower fitting. Wash basin. Close couple WC. Ladder style radiator. Tiled walls.

Bathroom/WC. Panelled bath with a mixer shower over and shower screen. Pedestal wash basin. Close couple WC. Radiator. Extractor fan. Tiled walls.

Outside. A tarmac drive gives parking space and leads to the

Garage 15'8" x 8'10" (4.79m x 2.7m) with a metal up and over door. Electric light and points. Baxi condensing combination gas boiler.

Mainly lawn **front garden** with shrub bed borders. A gate and pathway to the side of the bungalow leads to the rear.

A particular feature is the **very long rear garden** which would particularly suit active gardening enthusiasts. The gardens back onto an area of woodland at Brunel Manor and enjoy pleasant views over the surrounding area towards Marldon in the distance. The garden has been landscaped and tiered with steps to one side. There is a large paved patio/sitting out area with a raised rockery area and raised flower beds and lawn terraces with stone wall surrounds and a greenhouse. The garden has a variety of palms, shrubs and trees already planted.

Council Tax Band C. (£1,803.03 2022/23).

Energy Performance Rating Band E.

N B The boiler supplying the central heating and hot water has been replaced since the certificate was issued.

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Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





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