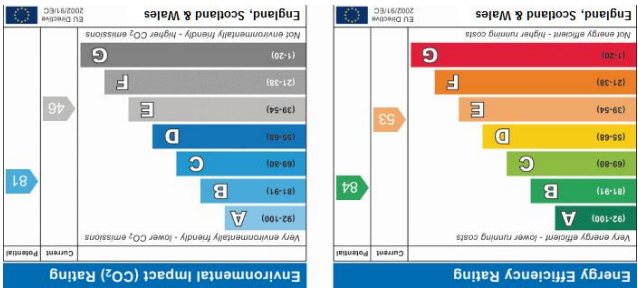


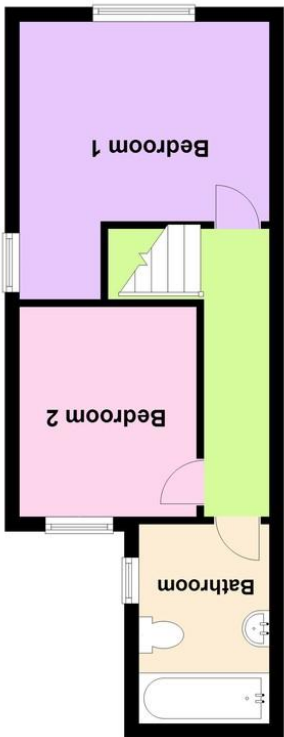


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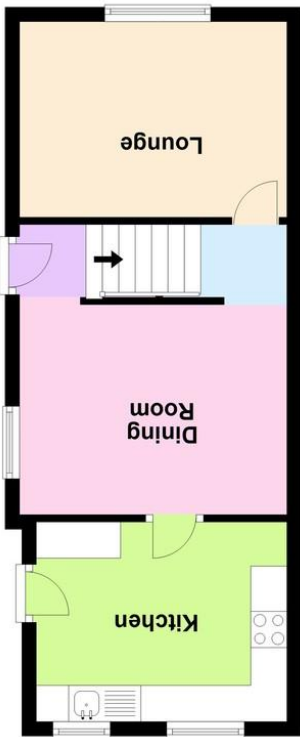
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



This plan is to be used only as an indication of the floor layout and is not to scale.
Plan produced using PlanUp.



First Floor



Ground Floor

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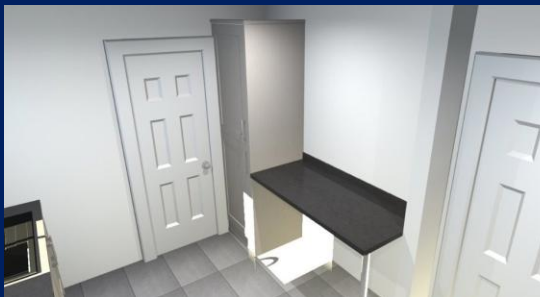
£194,950 FREEHOLD

Nearing Completion and being renovated to a high standard this is a CHARACTER END TERRACED COTTAGE situated on the fringes of St Marychurch in Torquay. It offers 2 Double Bedrooms, 2 good sized Reception Rooms, newly Fitted Kitchen & Bathroom. Benefits include UPVC Double Glazing and Gas Central Heating throughout. Outside there is a good sized rear Garden. Ideal for access to the Shops and Amenities of both St Marychurch and Babbacombe. NO ONWARD CHAIN!



38 HARTOP ROAD

Character End Terraced Cottage |
Completely Renovated Throughout | 2
Bedrooms | 2 Receptions | Newly Fitted
Kitchen | Newly Fitted Bathroom | Gas
Central Heating | Double Glazing |
Garden & Courtyard | NO ONWARD
CHAIN



ACCOMMODATION

UPVC double glazed entrance door.

DINING ROOM

13' 1" x 9' 6" (4.00m x 2.90m) UPVC double glazed window to the side of the property. Recess for a fireplace Central heating radiator. Useful understairs cupboard. Doors to :-

LOUNGE

12' 1" x 9' 6" (3.7m x 2.9m) UPVC double glazed window to the front of the property. Central heating radiator.

KITCHEN

13' 9" x 8' 10" (4.2m x 2.7m) UPVC double glazed windows to the rear of the property. Fully refitted with a modern kitchen featuring wall and floor mounted units rolled edge work surfaces and tiled splashbacks. Integrated oven and hob with cooker hood over. Single drainer sink with mixer tap over. Spaces for Washing Machine and Fridge/Freezer. UPVC Double glazed door to the side of the property.

FIRST FLOOR LANDING

Doors to :-

BEDROOM 1

12' 5" x 9' 6" (3.8m x 2.9m) UPVC double glazed windows to the front and side of the property. Central heating radiator.

BEDROOM 2

9' 6" x 9' 2" (2.9m x 2.8m) UPVC double glazed window to the rear of the property. Central heating radiator.

BATHROOM

9' 10" x 6' 6" (3.00m x 2.00m) Obscure UPVC double glazed window to the side of the property. Brand new 3 piece suite with wash hand basin set within vanity unit, low level WC and bath with fitted mixer shower and glazed shower screen. Contemporary tiling. Towel radiator.

OUTSIDE

To the front of the property there is an enclosed garden with traditional stone walling. Pathway leading up to the front door. To the rear there is a shared pedestrian. Access then up to a large garden area suitable for a variety of uses either as a formal garden or indeed for a lawn and a vegetable plot for keen gardeners.

38 HARTOP ROAD



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