

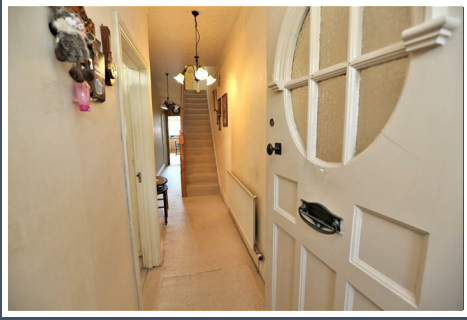


## ELLACOMBE CHURCH ROAD, TORQUAY, TQ1 1LH

ASKING PRICE £210,000

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• **GENEROUS SIZE ACCOMMODATION • PRIVATE SOUTH FACING COURTYARD • TWO RECEPTION ROOMS • GOOD SIZE KITCHEN/DINER • THREE DOUBLE BEDROOMS • MASTER EN-SUITE & WALK-IN WARDROBE • SOUTH FACING BALCONY • MID TERRACE HOUSE • FAMILY BATHROOM & TWO CLOAKROOMS • CENTRAL & CONVENIENT LOCATION**

## LOCATION

ELLACOMBE IS A CONVENIENTLY POSITIONED AREA ON THE FRINGES OF THE TOWN CENTRE. WITHIN THE AREA THERE IS A FULL RANGE OF AMENITIES INCLUDING SHOPS, DOCTORS SURGERIES, A FULL RANGE OF SCHOOLING AND NEARBY ATTRACTIONS SUCH AS LOCAL PARKS, BABBACOMBE DOWNS, ODDICOMBE BEACH AND TORQUAY HARBOUR.

## ACCOMMODATION

THIS TERRACED HOME OFFERS GENEROUS SIZE ROOMS THROUGHOUT INCLUDING AN ENTRANCE VESTIBULE LEADING TO THE ENTRANCE HALL. FROM THE HALL THERE ARE STAIRS RISING TO THE FIRST FLOOR, AN UNDER STAIRS STORAGE CUPBOARD AND DOORS LEADING TO A USEFUL SITTING ROOM WHICH COULD BE UTILISED AS A 4TH BEDROOM, A SPACIOUS LOUNGE, CLOAKROOM AND A GENEROUS SIZE DUAL ASPECT KITCHEN/DINER THAT OFFERS BASE AND WALL MOUNTED UNITS, ROLL TOP WORK SURFACES WITH INSET SINK AND DRAINER, SPACE AND PLUMBING FOR WASHING MACHINE, DRYER, FRIDGE FREEZER AND FREESTANDING COOKER. FROM THE KITCHEN A DOOR LEADS TO THE REAR COURTYARD

ROOMS WHICH INCLUDES THREE DOUBLE BEDROOMS, THE MASTER BENEFITS WITH AN EN-SUITE BATHROOM AND WALK-IN WARDROBE AND BEDROOM THREE ENJOYS A FANTASTIC SOUTH FACING BALCONY IDEAL FOR ENJOYING VIEWS OVER THE ROOFTOPS AND DOWN THE VALLEY. IN ADDITION TO THIS THERE IS A BATHROOM AND SEPARATE WC.

## OUTSIDE

TO THE FRONT OF THE PROPERTY THERE IS A LOW MAINTENANCE YET CONVENIENT COURTYARD WHICH IS EXCELLENT FOR BIN STORAGE, WHILST TO THE REAR OF THE PROPERTY IS A VERY PRIVATE SOUTH FACING COURTYARD GARDEN WITH ACCESS TO THE BASEMENT OF THE PROPERTY WHICH COULD BE UTILISED AS A WORKSHOP OR STORAGE.







## ROAD MAP



## HYBRID MAP



## TERRAIN MAP



## FLOOR PLAN



## COUNCIL TAX - BAND B

### VIEWING

PLEASE CONTACT OUR EMERY & PIPER OFFICE ON 01803 315770 IF YOU WISH TO ARRANGE A VIEWING APPOINTMENT FOR THIS PROPERTY OR REQUIRE FURTHER INFORMATION.

THE ACCURACY OF THESE PARTICULARS IS NOT GUARANTEED NOR DO THEY FORM PART OF ANY CONTRACT. APPLICANTS SHOULD VERIFY DETAILS BY PERSONAL EXAMINATION AND ENQUIRY. CONSUMER PROTECTION REGULATIONS THE AGENT HAS NOT TESTED ANY APPARATUS; EQUIPMENT, FIXTURES OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT THE PURPOSE. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE AGENT HAS NOT HAD SIGHT OF THE TITLE DOCUMENTS. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW.

## ENERGY EFFICIENCY GRAPH

