



**BAREWELL ROAD, ST. MARYCHURCH, TQ1
4PA**

**OFFERS IN EXCESS OF
£280,000**

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• LOTS OF POTENTIAL • SEMI DETACHED HOUSE • TWO RECEPTION ROOMS • FITTED KITCHEN • THREE BEDROOMS • FAMILY BATHROOM & SEPARATE WC • OFFICE & LARGE BASEMENT STORAGE • PARKING FOR APPROX 3/4 CARS & GARAGE • BEAUTIFUL GARDENS TO FRONT & REAR • SOUGHT AFTER LOCATION

LOCATION

THIS PROPERTY IS PERFECTLY POSITIONED TO BENEFIT FROM THE EVER POPULAR ST. MARYCHURCH PRECINCT, IN ADDITION TO THIS YOU ARE ONLY MOMENTS AWAY FROM SOME OF THE FANTASTIC SIGHTS THAT ST. MARYCHURCH AND BABBACOMBE HAVE TO OFFER INCLUDING CARY PARK, ODDICOMBE BEACH, WALLS HILL AND BABBACOMBE DOWNS.

ACCOMMODATION

THE MAIN ENTRANCE TO THE PROPERTY LEADS INTO THE HALLWAY WITH STAIRS RISING TO THE FIRST FLOOR, UNDER STAIRS STORAGE CUPBOARD AND DOORS TO THE LIVING ROOM AND KITCHEN. THE LIVING ROOM IS A GOOD SIZE WITH FEATURE FIREPLACE. THE KITCHEN IS AGAIN A GOOD SIZE AND OFFERS MATCHING BASE AND WALL MOUNTED UNITS, ROLL TOP WORK SURFACES, INSET SINK AND DRAINER, GAS HOB WITH EXTRACTOR OVER, BUILT IN OVEN AND SPACE FOR A FREESTANDING FRIDGE/FREEZER. DOORS FROM THE KITCHEN LEAD TO THE DINING ROOM AND THE REAR GARDEN. THE

KITCHEN ALSO HAS POTENTIAL TO KNOCK THROUGH TO THE DINING ROOM TO CREATE A KITCHEN/DINER. THE DINING ROOM IS A GOOD SIZE AND OFFERS AMPLE SPACE FOR A DINING TABLE AND OTHER FURNITURE.

THE FIRST FLOOR LANDING HAS ACCESS TO THE LOFT SPACE AND DOORS LEADING TO THE BATHROOM, A SEPARATE WC AND THREE BEDROOMS OF WHICH THERE ARE TWO DOUBLES AND ONE SINGLE.

BENEATH THE PROPERTY THERE IS A GOOD SIZE OFFICE AND EASY ACCESS TO A LARGE STORAGE AREA.

OUTSIDE

TO THE FRONT OF THE PROPERTY THERE IS A VERY NICELY PRESENTED FRONT GARDEN WITH PATIO SEATING AREA, A GOOD SIZE DRIVEWAY FOR APPROXIMATELY 3/4 CARS AND A SINGLE GARAGE. TO THE SIDE AND REAR ARE BEAUTIFULLY PRESENTED GARDENS WITH RAISED BEDS, MATURE SHRUBS, LAWN AND PATIO SEATING AREA. IN ADDITION TO THIS THERE IS AN OUTSIDE WC AND UTILITY CUPBOARD.

01803 315770



ROAD MAP



HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND C

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

