



230 Barton Hill Road  
Torquay TQ2 8LA  
**£360,000**



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**Winfields**  
Sales & Lettings

- Spacious Detached Bungalow
- Convenient Location
- Workshop
- Two Double Bedrooms
- Ample Parking
- Generous Sized Rooms
- Garage

### Porch

Aluminium framed double glazed door to the side aspect, aluminium framed double glazed window to the side and wooden framed single glazed window to the front aspect, vinyl flooring, door into entrance hall.

### Entrance Hall

Carpet flooring, built in storage cupboard, radiator. There is access to the loft via the hatch.

### Bedroom 1

36'4" x 48'11"

Generously sized bedroom, double glazed window to front, pedestal wash hand basin with tiled splash back, radiator

### Bedroom 2

39'1" x 42'7"

The largest of the bedrooms with a double glazed window to front,

benefitting with fitted wardrobes, wash hand basin with tiled splashback & radiator.

### Bedroom 3

32'9" x 45'11"

Double glazed window which overlooks garden, wall mounted boiler & carpet flooring.

### Dining Room

45'8" x 32'6"

Generous sized room, double glazed window to rear with the beautiful views of Torquay, wooden flooring, access through to living room.

### Living Room

58'9" x 39'11"

This room benefits with access to the dining room, large double glazed window to rear with beautiful views, single glazed window to side, wooden flooring, two radiators.

### **Kitchen**

38'9" x 33'10"

Matching wall and base level work units with roll top work surfaces, inset stainless steel sink and drainer with mixer tap, radiator, appliance space for fridge freezer and cooker, part tiled walls, double glazed window to the rear aspect, archway through to loft.

### **Bathroom**

29'3" x 23'2"

Four piece suite comprising of a pedestal wash basin, enclosed corner bath with mixer tap and electric Mira shower, low level WC, bidet, shaver point, single glazed window to side, tiled walls, carpet flooring and radiator.

### **Utility Room**

58'9" x 39'1"

Vinyl flooring, double glazed window and door to rear, plumbing for washing machine.

### **Front Garden**

Large paved area providing ample amount of parking space, access to the garage and side access via path to the rear garden

### **Rear Garden**

Generous sized garden providing views across the bay. There is a paved area from the rear door, access to the workshop and garage, steps down to grassed area enclosed by wooden fencing and stone walls. There is pathway steps down to more of the garden which goes down a slope and the boundary plot includes the tree line.

### **workshop**

Large workshop single glazed window and door to the rear which is accessed from the garden. The workshop has steps up to the garage.

### **Garage**

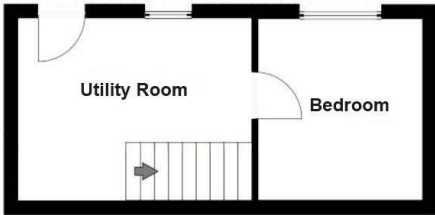
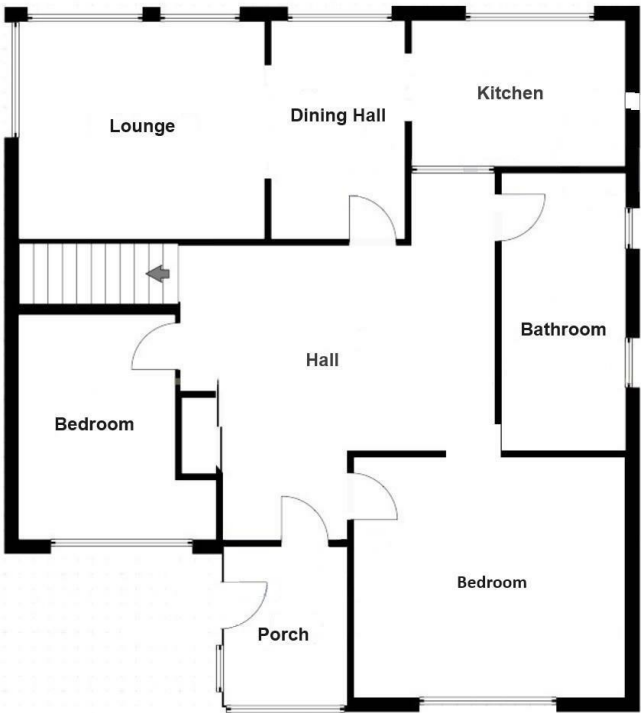
To the left side of property, up and over door.







# FLOOR PLAN & E.P.C.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

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# Winfields

Sales & Lettings

PAIGNTON  
(01803) 320969

322 Torquay Road, Preston  
Paignton, Devon TQ3 2DZ

[www.winfieldssalesandlettings.co.uk](http://www.winfieldssalesandlettings.co.uk)

EXETER  
(01392) 984126

Unit 2b Manaton Court, Manaton Close,  
Exeter, Devon EX2 8PF

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