

The Accommodation

- RECEPTION HALLWAY
- LOUNGE
- OPEN PLAN KITCHEN, DINING ROOM & STUDY
- 4 BEDROOMS
- FAMILY BATHROOM
- POTENTIAL ANNEXE
- CLOAKROOM/W.C., LOUNGE, BEDROOM & EN-SUITE SHOWER ROOM
- REAR & FRONT GARDENS
- DRIVEWAY PARKING & GARAGE
- DG & GCH



Brief Description

This spacious 4 Bedroom semi-detached family home, situated in a popular location, close to local schools & the shops in Babbacombe. The property benefits from extra separate accommodation/annexe with its own entrance.

The main house has a wooden front door into large reception hallway. The lounge has a bay window with views across Torquay and a feature fireplace with living flame gas fire, granite surround & hearth. There are glazed double doors leading into the dining room.

The open plan kitchen is well equipped with plenty of cupboards with space for a cooker and extractor fan above, plumbing for a washing machine or dishwasher, and space for fridge/freezer. The Airing cupboard houses the Combi Boiler.

Archway to dining room with feature stone fireplace and archway to study with uPVC sliding doors to the rear garden. A door leads to the extension/annexe.

Upstairs there are 4 bedrooms, the master bedroom having views across Torquay and Dartmoor. There is an en-suite shower room with shower cubicle and wash hand basin.

A Spacious Extended 4 Bedroom Semi-Detached Family Home, Situated Close to Local Schools and the Shops at Babbacombe. The Property Benefits From a Potential 1 Bedroom Annexe.



The family bathroom has a shower bath with electric shower above, wash hand basin and W.C. set into vanity unit.

The extension/annexe has a double bedroom with en-suite shower room and a lounge. There is also a cloakroom/W.C. and it benefits from its own entrance.

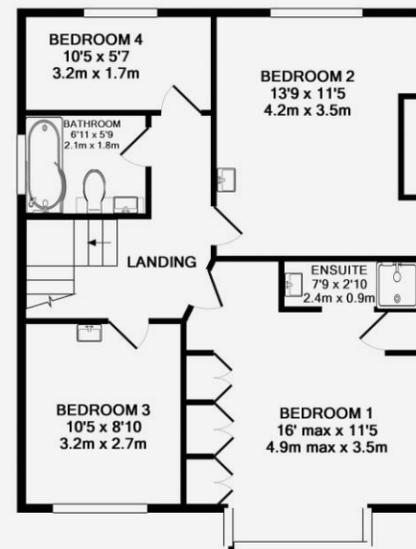
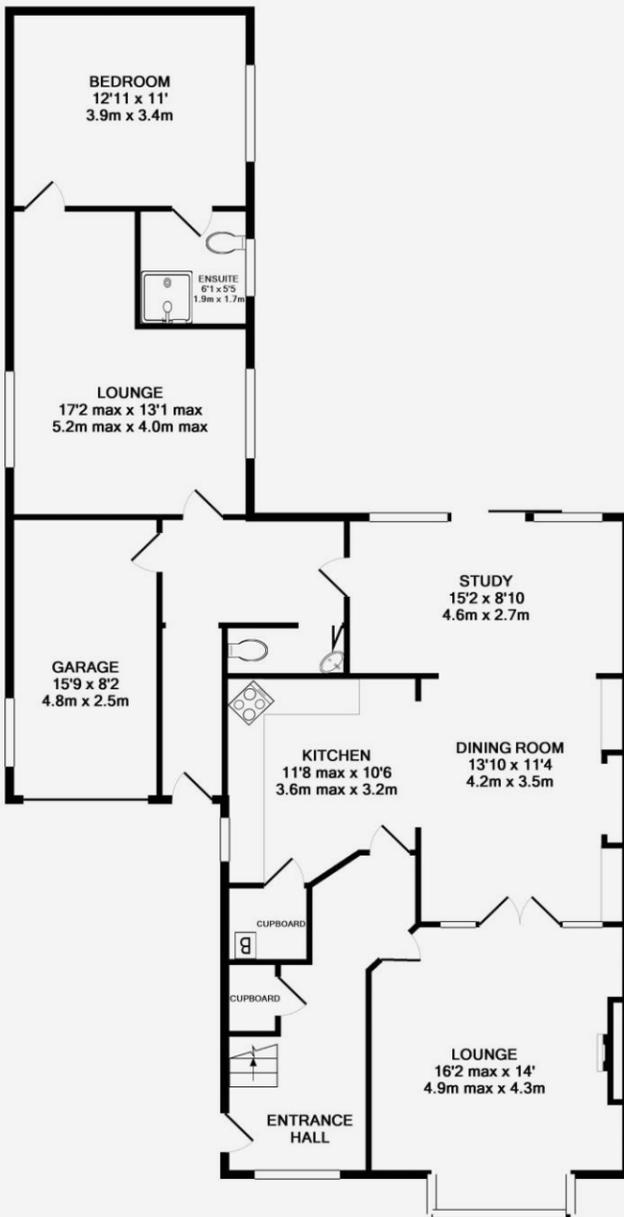
There is a door leading to the rear garden and from the hallway a door leads to the garage.

OUTSIDE: The rear garden has a paved patio with plenty of space for table & chairs. Steps lead to a rockery garden with mature shrubs & trees with a seating area.

There is a level lawn area all enclosed by fencing. To the front of the property there is a driveway with parking for several cars leading to the single garage with up and over door, lighting and electric.

Council Tax: Band D





Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Notice: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



**WOODS
BRYCE BAKER**

Ref: DCS4122
01803 315770

154 Windsor Road, Torquay, Devon, TQ1 1SR
£347,500 Freehold
woodshomes.co.uk