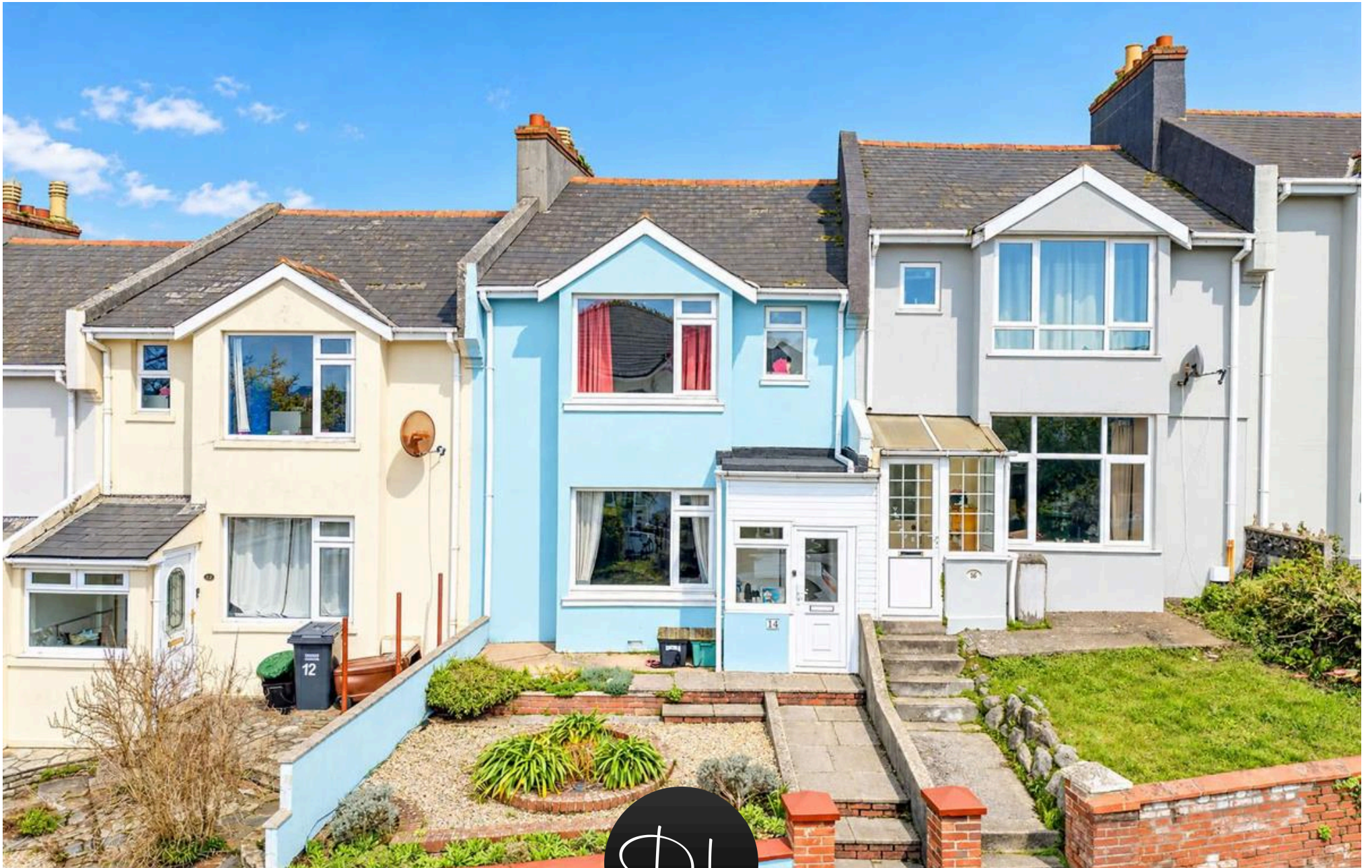




SUMMARY

Ideal for First-Time Buyers & Families | Convenient Location Near Amenities & Schools | Gas Central Heating & Double Glazing | Open-Plan Living & Dining Areas | Extended Kitchen & Breakfast Room | Four-Piece Family Bathroom Suite | Spacious & Level Rear Garden | Versatile Workshop/Store with Power

Visit our website for the current price:

www.danielhobbin.uk/P-RS0560/

Address: Belmont Road, Torquay, TQ1 1NE

Property type: Terraced House

Tenure: Freehold

Council tax band: C

EPC: C

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Garden: ✓



Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.



After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.



Open your camera & scan

DESCRIPTION

This traditional three-bedroom period terraced house offers well-proportioned accommodation, reflective of its era, and benefits from an extended kitchen and a spacious, level rear garden. The outdoor space also features a versatile workshop/store with power, providing excellent potential for a variety of uses. At the front, a low-maintenance garden complements the property.

The home is equipped with gas-fired central heating and double glazing, ensuring comfort and energy efficiency. Its layout and features make it an ideal choice for first-time buyers, families, or investors seeking a property in a convenient location.

Positioned at the top of Ellacombe, the house enjoys a convenient setting between Babbacombe and Torquay's town centre, with the picturesque harbour beyond. A wide selection of local amenities, leisure facilities, and excellent public transport links are easily accessible. Families will appreciate the proximity to well-regarded local schools, a community swimming pool, and a small park just across the road. Additionally, a variety of local shops can be found nearby on both Reddenhill Road and Plainmoor.

Council Tax Band: C (Torbay Council)

Tenure: Freehold

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Rights & easements: Private right of way

Broadband options available at the property include:

* Standard broadband (15Mbps download, 1Mbps upload).

* Superfast broadband (60Mbps download, 15Mbps upload).

* Ultrafast broadband (1800Mbps download, 220Mbps upload).

Entrance: A double-glazed, obscured front door provides

access to the porch, which benefits from natural light through double-glazed windows to the front and side. A built-in storage cupboard is located beneath. An internal obscured glazed door leads into the reception hallway. This hallway features a coved ceiling, a central heating radiator, and a cupboard housing the electric meter. The staircase to the first floor is situated here, with a glazed wooden door providing access to the dining room.

Dining room: The dining room is a well-proportioned space, comfortably accommodating a large dining table. It forms part of an open-plan arrangement with the living room, connected by an arched and curved opening. The room includes a coved ceiling, a central heating radiator, and display recesses along one wall. Additionally, an understairs cupboard provides convenient storage. A glazed wooden interior door leads to the kitchen.

Living Room: A generously sized living area with a front-facing double-glazed window allowing for ample natural light, complemented by a slimline central heating radiator positioned beneath. Features include a coved ceiling, corner TV shelving, and two display recesses on one wall.

Kitchen/Breakfast Room: Fitted with a selection of floor and wall-mounted units with wood-fronted cupboards and drawers beneath roll-edge work surfaces. The kitchen incorporates a four-ring gas hob, an eye-level double oven with an integrated grill, and dedicated spaces for a washing machine and dishwasher. A stainless steel sink unit is positioned beneath a double-glazed window, and a recess within the cabinetry provides space for a freestanding fridge/freezer. A built-in breakfast bar offers additional functionality. The room features tile-effect flooring, part-tiled walls, and a coved ceiling. A wall-mounted Baxi gas boiler supplies central heating and hot water. Two double-glazed windows and a frosted double-glazed door provide views and access to the rear garden.

FIRST FLOOR - Landing: The staircase leads to a landing area featuring a loft hatch with a pull-down ladder, providing access to a partially boarded, insulated loft

space with lighting.

Bedroom one: A spacious double bedroom with a front-facing double-glazed window offers open views. A central heating radiator is positioned on the opposite wall. The room benefits from wall-to-wall fitted wardrobes, with a dressing table and washbasin integrated between them, along with overhead storage cupboards.

Bedroom two: A further double bedroom, featuring a rear-facing double-glazed window and a central heating radiator. Built-in wardrobes, a chest of drawers, and an additional high cupboard provide ample storage.

Bedroom three: This bedroom enjoys a front-facing double-glazed window with an open outlook. It includes a central heating radiator, a built-in hanging rail, and a high-level shelf for additional storage.

Bathroom: The bathroom is fitted with a four-piece suite, comprising a panelled bath, a close-coupled WC, a separate shower cubicle with a mixer tap, and a vanity wash basin set within a recessed unit. Additional features include a radiator, tiled walls, a double-glazed window to the rear, and a shelved airing cupboard for storage.

Outside front: A gated entrance leads to steps and a pathway up to the front door. The ornamental garden features a central planting bed with a gravelled surround, while a paved path in front of the house provides space for seating, enjoying sunlight throughout the day.

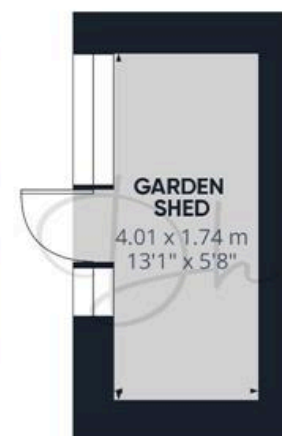
Outside rear: The rear garden is designed for ease of maintenance, with a level paved area complemented by border beds and a trellis for climbing plants. There is ample space for potted plants, while an outside tap is available for convenience. Pedestrian access path serves neighbouring properties only. At the far end of the garden, a secure, wooden shed provides power and generous storage space.



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area⁽¹⁾

86 m²

925.7 ft²

Balconies and terraces

7 m²

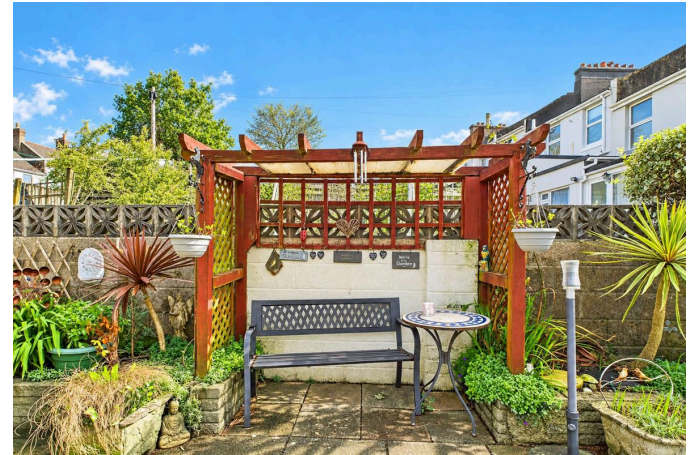
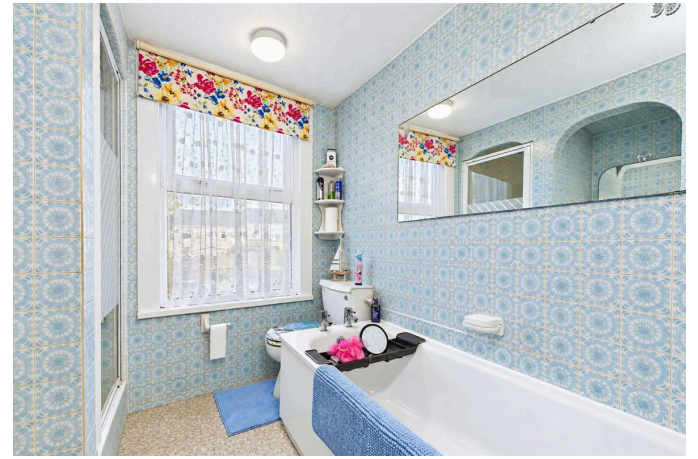
75.35 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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