



SUMMARY

Guide Price £190,000 – £200,000 | Chain Free | Two-Bedroom Character Terraced Home | Close to Torquay Town Centre | Low-Maintenance Paved Garden | Off-Road Parking via Rear Driveway | Modern Kitchen/Breakfast Room | Lower Ground Floor Utility/Storage Space | Principal Bedroom with Built-In Wardrobe

Visit our website for the current price:
www.danielhobbin.uk/P-RS0990/

Address: Ellacombe Road, Torquay, TQ1 3AU

Property type: Terraced House

Tenure: Freehold

Council tax band: B

EPC: C

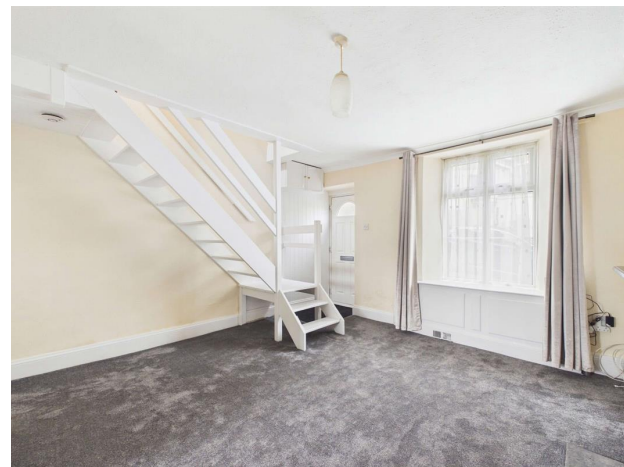
Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

Situated within easy reach of Torquay town centre and its wide range of shops, cafés, restaurants and local amenities, this well-presented and chain-free two-bedroom terraced character home offers attractive accommodation arranged over three levels, together with a westerly-facing rear garden and off-road parking.

The ground floor features a welcoming lounge positioned to the front of the property, with a double glazed window and a characterful fireplace incorporating a tiled surround, hearth and inset stove-style fire, creating an appealing focal point for the room. A staircase rises to the first floor, while an internal door provides access down to the lower ground floor.

To the rear of the home is a modern kitchen/breakfast room, fitted with a range of soft sage wall and base units complemented by wood-effect work surfaces. The kitchen is well appointed with an integrated eye-level oven and microwave, inset electric hob, integrated under-counter fridge and freezer, integrated dishwasher and a stainless steel sink and drainer positioned beneath a double glazed window overlooking the rear garden. A continuation of the work surface

forms a useful two-seater breakfast bar, ideal for casual dining.

The lower ground floor provides versatile basement space, offering excellent storage as well as space and plumbing for a washing machine, making it well suited to use as a utility area.

On the first floor, the landing includes built-in storage cupboards and leads to two bedrooms and a bathroom. The principal bedroom is a double room overlooking the front aspect and benefits from a deep built-in wardrobe with a hanging rail and shelf. The second bedroom, positioned to the rear, would make an ideal small double, generous single bedroom or home office. The modern bathroom comprises a bath with shower over, concealed cistern WC and vanity unit with wash basin and storage, complemented by tiled walls, heated towel rail and a Velux window.

Externally, the property enjoys a good-sized rear garden with a westerly-facing orientation, designed for low-maintenance use with a mainly paved finish, making it ideal for outdoor seating, relaxation and entertaining. The garden continues through to the rear driveway, which provides off-

road parking for one vehicle and is accessed via Waterloo Road.

Overall, this charming terraced home combines character, practicality and a convenient location, making it an excellent choice for those seeking a comfortable property close to the heart of Torquay.

Council Tax Band: B (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

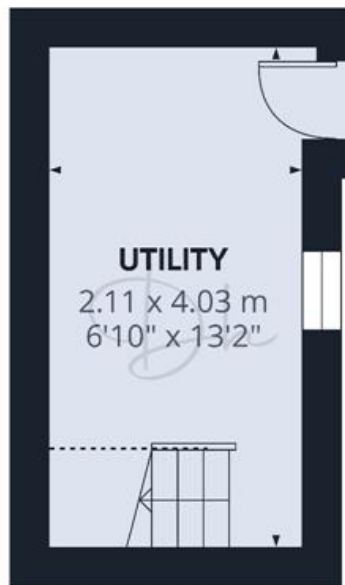
Broadband options available at the property include:

* Standard broadband: 16Mbps download, 1Mbps upload

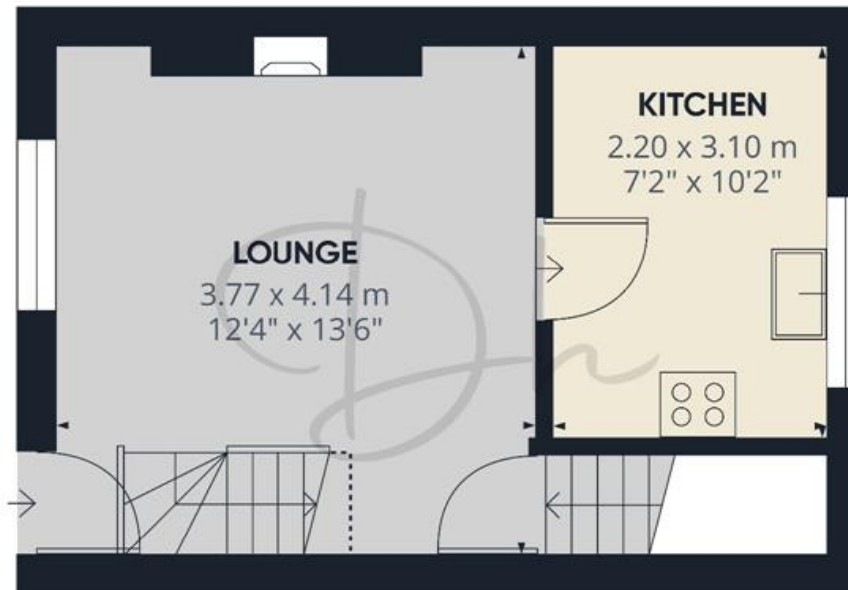
* Superfast broadband: 45Mbps download, 6Mbps upload

* Ultrafast broadband: 1800Mbps download, 220Mbps upload

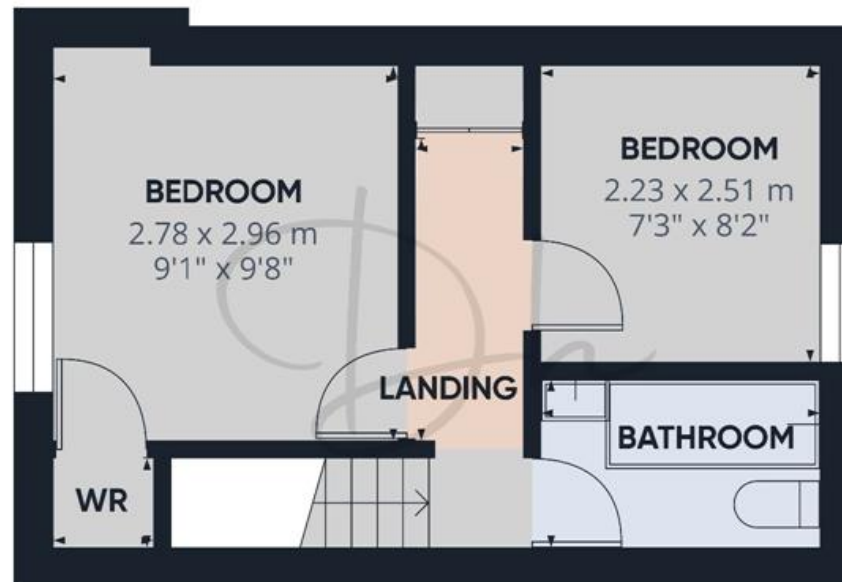
- Networks in the area: Openreach, Virgin Media



Lower ground floor



Ground floor



Floor 1



Approximate total area^m

52.3 m²

563 ft²

Reduced headroom

1.8 m²

20 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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