



- 🏠 NO ONWARD CHAIN
- 🏠 Modern Townhouse
- 🏠 Good Size Lounge/Diner
- 🏠 Modern Kitchen
- 🏠 Two Double Bedrooms
- 🏠 Neutral Fitted Bathroom
- 🏠 Balcony With Sea Views
- 🏠 Carport Parking for Two Cars
- 🏠 Ground Floor Cloakroom
- 🏠 Conveniently Located

Our View "Modern Home Conveniently Located"



Woods Homes are pleased to offer to the market, this modern period style townhouse, centrally located in the English Riviera Town of Torquay. Briefly comprising a Lounge/Diner, Modern Kitchen and Cloakroom WC on the ground floor whilst the first floor offers a family Bathroom and Two Double Bedrooms of which one has access to the good size Bouterly facing Balcony with Sea Siews. In additon there is Car Port Parking for Two Cars.

Location - Conveniently located in an elevated position just moments away from the bustling English Riviera town of Torquay, with its selection of shops, bars, restaurants, cinema, the Marina and Harbourside, with Meadfoot just a short distance away, offering a large green park, woodland walks, beach and access onto the Southwest Coastal Path. Ilsham and Warberry Primary schools are also located within easy reach, together with a train station on the London-Paddington mainline.

Accommodation - A beautiful & sympathetic development built Circa 2004 to remain in keeping to other properties in the area, these Townhouses have been finished to an exceptional standard by a local developer. Built as a terrace of four luxury homes, we are offering a mid-terrace home which is tailored to modern living with the ground floor comprising a Lounge/Diner with feature mantle, hearth and surround and space for an electric fire.



The Kitchen offers a modern range of wall and base level high gloss units with roll top work surface, inset single bowl sink with mixer tap. Within the kitchen there is an integrated electric oven, electric hob with stainless steel splashback and extractor hood over. In addition there is space for other kitchen appliances. From here a doors lead onto the decked balcony with brushed chrome and marine glass surround and a cloakroom with low level WC and wash hand basin. The first floor offers two double bedrooms, one with a balcony offering sea views, and the second bedroom benefits built-in wardrobes. The family bathroom comprises a modern white suite with white panelled bath with shower screen and electric shower, part tiled walls, low level flush WC and wash hand basin with modern high glossy cupboards under and large mirror over.

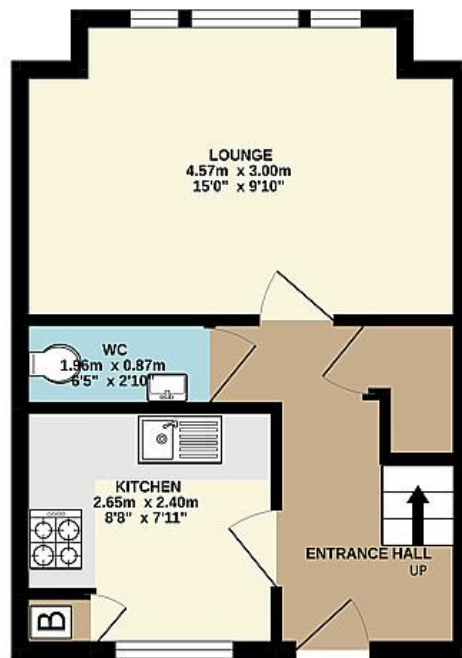
Step Outside - To the rear of the property there is undercover parking for two vehicles includes LED lighting. Vehicular access is approached from Braddons Hill Road west through remotely operated electric gates.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
28.0 sq.m. (302 sq.ft.) approx.



1ST FLOOR
26.3 sq.m. (284 sq.ft.) approx.



TOTAL FLOOR AREA : 54.4 sq.m. (585 sq.ft.) approx.
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Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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Tenure: Freehold

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£250,000

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