



£115,000 Freehold

27 Queen Street, Torquay
Devon, TQ1 1RQ

- TERRACE HOUSE
- REQUIRING MODERNISATION
- 2 RECEPTION ROOMS

- 3 BEDROOMS
- GARDEN TO REAR
- ON STREET PERMIT PARKING

Telephone: 01803 403060

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Centrally located three-bedroom terrace house for refurbishment and improvement. Steps lead to the ground floor with living room and kitchen, 3 first floor bedrooms and bathroom. Garden to rear. On street permit parking.

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BEDROOM 2 10' 4" x 8' 3" (3.15m x 2.52m) Double room window to front, display shelving, radiator.

BEDROOM 3 10' 4" x 8' 4" (3.15m x 2.56m) Irregular shaped room Double room, recessed window to front, radiator.

FAMILY BATHROOM Comprising white suite, panelled bathe with electric shower over, wash basin, WC part tiled walls radiator. Large airing cupboard.

EXTERNALLY To the rear of the property and accessed via the kitchen there are two small brick/stone storage sheds and raised Bar-B-Q. Steps raise to patio terrace, being part enclosed.

To the front of the property there is a shared pathway and step down to the road. We understand the road has residents parking only enforced.

COUNCIL TAX Band B (£1271.49) 2017/18

TENURE The property is Freehold.

VIEWING by appointment with WAYCOTTS RESIDENTIAL on 01803 403060

SITUATION & DESCRIPTION

Period mid terrace cottage in need of modernisation and refurbishment. Comprising Livingroom, large kitchen/diner, 3 bedrooms, and family bathroom.

The property is located close to the town centre with its wide range of shops & businesses. Internal viewing is recommended.

ACCOMMODATION

Shared steps from the road rise to the shared pathway with adjoining neighbour.

Double glazed entrance door to:

ENTRANCE HALL Wall mounted fuse and meter cupboard. Doors to principal rooms.

LIVING ROOM 15' 2" x 9' 10" (4.63m x 3.01m) Recessed window to front, fire place with gas effect range with cupboard to side, radiator, phone point. Turning stairs rise to first floor.

KITCHEN/DINER 18' 2" x 12' 7" (5.54m x 3.86m) Spacious room with tiled floor surfaces. Kitchen comprising wide working surfaces with matching base and wall units, part tiled walls inset sink, appliance space. Wall mounted gas boiler supplying hot water and heating. Radiator, recessed window to rear timber and glassed door to rear.

First floor landing:

Accessed via turning stairs from the living room. Trapdoor to loft space.

BEDROOM 1 10' 0" x 9' 9" (3.05m x 2.98 m) max. Double room window to rear, recessed book shelf.

EPC Rating D

FLOOR PLANS



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.