



£375,000

- END TERRACE HOUSE
- 3 DOUBLE BEDROOMS
- LOUNGE/DINING ROOM

2 Ansteys Close  
Wellwood, Torquay, Devon, TQ1 2QP

- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- GARDENS. DOUBLE GARAGE

Telephone: 01803 403060

## 2 Ansteys Close

An attractive end terrace house in sought after Wellswood. Porch, hall, lounge/dining room, conservatory and kitchen. 3 Double bedroom (master en-suite) and family bathroom. Gas central heating and uPVC double glazing. Private sunny gardens, double garage and additional driveway parking. Requiring upgrading and priced accordingly.

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### ENTRANCE HALL

PORCH With door opening to:-

ENTRANCE HALL Staircase to the first floor with integral storage cupboard.

CLOAKROOM White wall mounted basin and w.c.

LOUNGE/DINING ROOM Arranged in two parts:-

LOUNGE AREA 15'11" x 10'9" Feature fire surround. Cupboards and shelving to both alcoves.

DINING AREA 10'9" x 7'6" (3.30m x 2.30m) Serving hatch to the kitchen and sliding patio door to:-

CONSERVATORY 10'9" x 8'3" (3.28m x 2.53m) uPVC double glazed with door out to the rear garden.

KITCHEN 14'0" x 9'10" (4.27m x 3.00m) Oak fronted floor/wall cupboards, glass fronted display cabinet, shelving, laminate work surfaces and inset single drainer sink. Tall larder cupboard. Provision for a cooker, plumbing for a dishwasher and space for a tall fridge/freezer. Gas boiler. Door to:-

REAR LOBBY Doors to outside, the garage and a cupboard that has plumbing for a washing machine and space for a tumble dryer.

FIRST FLOOR LANDING Access to the loft storage space. Airing cupboard.

MASTER BEDROOM 1 13'9" x 12'3" (4.20m x 3.75m) Plus the depth of the built-in double wardrobe. Window overlooking the front garden. Door to:-

ENSUITE Bath with Mira electric shower above and curved screen. Vanity unit and w.c.

BEDROOM 2 12'0" x 10'11" (3.66m x 3.33m) Also plus the depth of the built-in double wardrobe. Window looking out over the rear garden.

BEDROOM 3 16'9" x 8'11" (5.11m x 2.73m) Including the range of fitted wardrobes to one wall. Windows to the front and side.

FAMILY BATHROOM Bath with mains fed shower, pedestal basin and w.c.

OUTSIDE At the front of the house is an attractive garden laid out with well stocked flower beds and natural stone paving. To the side is a pathway leading, via a small yard area, to the rear.

The rear garden is mainly paved and affords a high degree of privacy and sunshine. The flower beds are planted with a selection of established shrubs and heathers. Boundaries are formed by rendered walling.

DOUBLE GARAGE 18'10" x 17'5" (5.76m x 5.33m) Twin up and over doors. Electric light and power laid on.

ADDITIONAL DRIVEWAY PARKING For 2 vehicles.

DIRECTIONS From Torwood Street in town, take the Babbacombe Road. In Wellswood turn right onto Asheldon Road and second left onto Ansteys Close. The house will be found on the left hand side.

2 Ansteys Close, Torquay



Total area: approx. 128.1 sq. metres (1378.7 sq. feet)

EPC – E

Viewing with Waycotts 01803 403060



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.