JOHN COUCH
THE ESTATE AGENT

8 Vansittart Road
Torquay Devon

£299,950 Freehold

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Torquay Devon TQ2 5BT

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With spacious accommodation the property offers a large semi detached home of Victorian origins, with a small pretty garden and excellent parking

Entrance porch ■ Dining hall ■ Kitchen
Sitting room ■ Conservatory ■ Dining room/bedroom 4
Shower room ■ 4 Bedrooms ■ Bathroom
Feature garden ■ Off road parking ■ Garage

FOR SALE FREEHOLD
With spacious accommodation, the property offers a large semi-detached home of Victorian origins, with excellent off-road parking and a detached single garage. The accommodation is traditionally arranged over two floors and retains features of character and period, to the ground floor offering a sitting room and kitchen opening to a large conservatory, dining room/bedroom four and shower room, with four further bedrooms and bathroom to the first floor. To the side of the property is a small, pretty garden, laid to a small lawn and terrace inter planted with fruit trees and bushes.

Vansittart Road sits between Belgrave Road and the Newton Road and is exceptionally well placed for amenities. Shops and restaurants can be found in Torre, Belgrave Road and Lucius Street. Belgrave Road gives direct access to the sea front promenade, beach and Torre Abbey Leisure Park.

The station at Torre is within easy reach, the location also well placed for access to Torbay Hospital, the boys and girls grammar school and with the amenities of the town also easily reached with Castle Circus and Union Street within reasonable walking distance. Torquay offers a pleasant environment for enjoyment of a seaside lifestyle, it is surrounded by a stunning coastline, beaches and sheltered sailing waters, with opportunities for sporting and leisure activities, shopping and an ever improving dining culture.

Communication links include a direct rail service to London Paddington joining with the intercity network at Newton Abbot and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Double glazed front door into **ENTRANCE PORCH** Double glazed window to the side. Quarry tiled floor, dado rail. Inner door into:

DINING HALL Two double glazed windows, part obscure glazed. Meter cupboard. Coved ceiling. Radiator. Laminate flooring. Door into:

INNER HALL Dado rail. Radiator.

SHOWER ROOM Small double glazed window, obscure glass. Fully tiled walls. Recently re-fitted with shower cubicle, plumbed shower with large shower head, vanity unit with wash basin, cupboards beneath, close coupled WC. Inset ceiling lights. Wall mounted chrome ladder style heated towel rail.

VIEWING BY APPOINTMENT ONLY

KITCHEN Double glazed window overlooking the rear garden. Work tops, cream coloured units beneath and over, part tiled walls. Dresser unit with china display cabinet, built-in cupboard with shelves. Inset one and a half bowl stainless steel sink, integrated washing machine and dishwasher. Four ring gas hob, extractor hood over, built in electric oven, oven/microwave over. Integrated fridge/freezer. Radiator. Tiled floor. Door to the conservatory.

SITTING ROOM Feature wood fire surround, tiled back, fitted with a gas fire. Coved ceiling. Radiator. Double glazed doors into:

CONSERVATORY Double glazed construction with feature stained glass fan lights, glazed roof, double glazed windows and door to the garden. Ceiling light/fan, wall light point. Two radiators. Telephone point. Solid wood flooring.

DINING ROOM/BEDROOM (4) Double glazed window to the front with feature shutters. Original coved ceiling and ceiling rose. Marble fire surround, tiled backing, fitted with a log burning stove. Radiator.

From the inner hall staircase rises to the **HALF LANDING** High level double glazed window. Linen cupboard housing the hot water cylinder. Access to loft. Radiator.

BEDROOM (3) Double glazed window to the front. Vanity unit with wash basin. Coved ceiling, two wall light points. Radiator.

BEDROOM (5) Double glazed window to the rear. Vanity unit with wash basin, strip light, shaver socket. Coved ceiling. Radiator.

BATHROOM Two small double glazed windows. Part panelled/part tiled walls, panelled ceiling. Panelled bath, shower over, wash basin, bidet, close coupled WC. Radiator.

FIRST FLOOR ACCOMMODATION From the half landing staircase continues to the first floor landing. Access to loft.

BEDROOM (1) Double glazed window to rear. Original coved ceiling. Radiator.

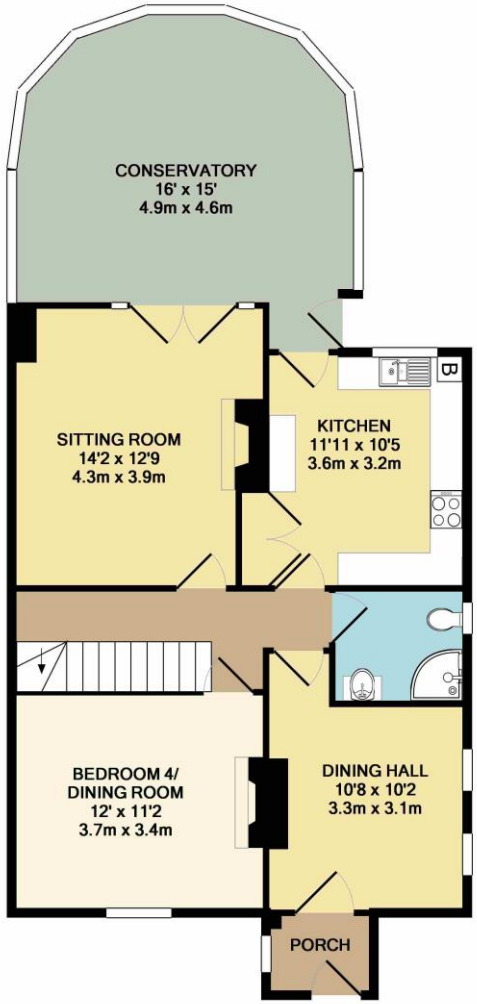
BEDROOM (2) Double glazed window to front. Original coved ceiling. Vanity unit with wash basin, strip light, shaver socket. Radiator.

OUTSIDE From Vansittart Road a pair of wrought iron gates open to a large driveway providing excellent parking leading to the **SINGLE GARAGE** with up and over door, double glazed window. The garden lies to the side of the property and has a small lawn, terrace with decorative balustrading, flower and shrub borders.

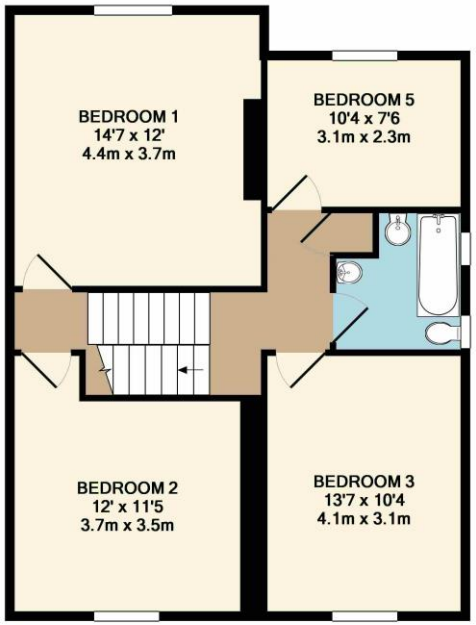
SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND D (Payable 2019/2020 £1801.84).

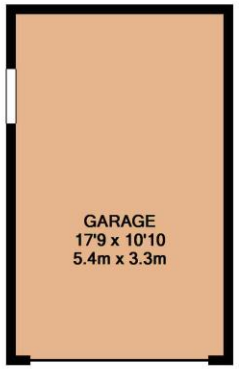
VIEWING By appointment with the Vendors Agents



GROUND FLOOR
APPROX. FLOOR
AREA 943 SQ.FT.
(87.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 665 SQ.FT.
(61.8 SQ.M.)



GARAGE
APPROX. FLOOR
AREA 195 SQ.FT.
(18.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1803 SQ.FT. (167.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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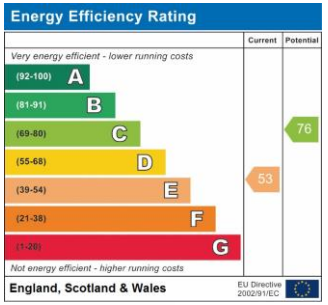

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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.