



WARBRO ROAD
TORQUAY



WARBRO ROAD

TORQUAY

A deceptively spacious and extended period terraced house in the heart of Babbacombe, one of Torquay's most sought after districts. This Four/Five Double Bedroom family home with two bathrooms and large loft room which has been tastefully modernised in keeping with it's period and provides accommodation over three floors. The property has been extended with a spacious loft conversion creating a large additional versatile room and an extension to the rear provides a good sized kitchen and separate dining room. The house benefits from modern bathroom and shower room suites and good proportioned rooms sizes throughout this lovely family house. In addition there is a fully enclosed level South Facing Garden to the rear and attractive front garden and a Garage accessed to the rear of the property. The property has gas central heating, double glazing and attractive bay windows to the front.

Entrance Porch

Double glazed entrance door. Cupboard housing electric fuse board. Coving. Wooden flooring.

Hallway

Coving. Dado rail. Three under stairs cupboards . Fire alarm Stairs leading to First Floor Level. Wall mounted radiator.

Sitting Room 15' 9" x 11' 10" (4.80m x 3.60m)

Double glazed bay window to front elevation. Marble fireplace surround with cast iron insert and tiled detailing. Wall mounted radiator. Coving. Ceiling rose.

Bedroom Four 13' 0" x 10' 1" (3.96m x 3.07m)

Double glazed patio doors leading to the rear garden area. Built-in cupboard. Ceiling rose. Dado rail. Shelving. Wooden flooring.

Dining Room 16' 0" x 9' 2" (4.87m x 2.79m)

Two double glazed windows to side elevation. Brick feature fireplace with electric insert in log burner style. Dado rail. Built-in cupboard. Shelving. Wooden flooring. Doorway to the Kitchen.

Kitchen 13' 11" x 9' 2" (4.24m x 2.79m)

two double glazed windows to side and rear elevation. Double glazed door leading to the rear garden. Matching wall and base units with roll edge units. Space for a range cooker. Extractor fan. Space for fridge freezer. Space for washing machine and dryer. Wooden flooring.





H S Owen
Estate Agents

Bedroom One 15' 10" x 10' 4" (4.82m x 3.15m)
Double glaze bay window to front elevation. Wall mounted radiator.

Bedroom Two 13' 5" x 10' 3" (4.09m x 3.12m)
double glazed window to rear elevation. wall mounted radiator.

Bedroom Three 11' 2" x 9' 9" (3.40m x 2.97m)
Double glazed window to rear elevation. Wall mounted radiator.

Shower Room

Double glazed window to side elevation. shower cubical with mains fed shower fitted. Wash hand basin. Low level Wc. Chrome heated towel rail. Tiled floor.

Family Bathroom

Double glazed window to front elevation. Panelled bath with glass screen and shower attachment. Wash hand basin. low level Wc. Laminate flooring. Victorian style towel rail.

Loft Room 15' 1" x 17' 7" (4.59m x 5.36m)
Three double glazed Velux windows Bio folding door to the stairs leading down . Wall mounted radiator. eaves storage.

Garage 15' 5" x 8' 2" (4.70m x 2.49m)
Accessed to the rear lane and access into the rear garden via gate. Up and over door. Electric and lighting and work bench.

Outside

To the front is an attractive front garden with planting beds and paving. to the rear is a South Facing rear garden with lawn area, patio area and planting areas with a rear yard that has access to the garage and rear access lane.





He Owen
State Agents

General Services:

All mains services are believed to be connected to the property.

Local Authority:
Torbay Council

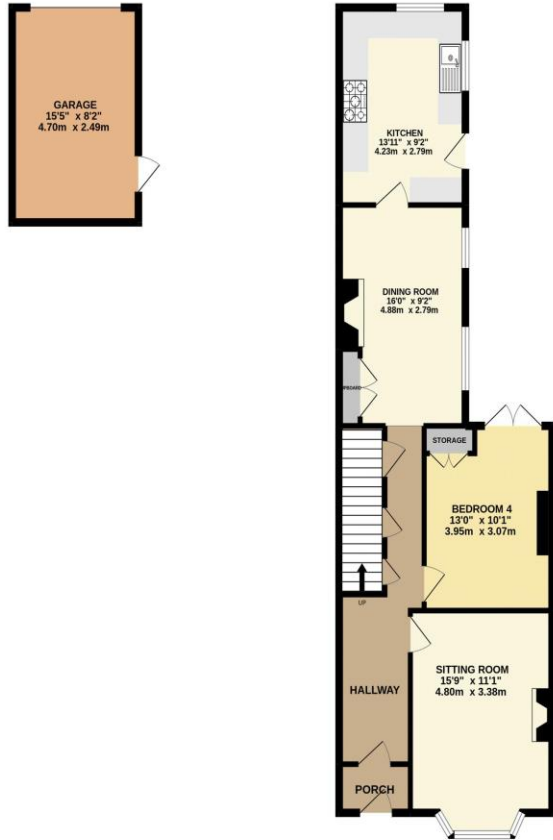
Council Tax:
C





H S Owen
Estate Agents

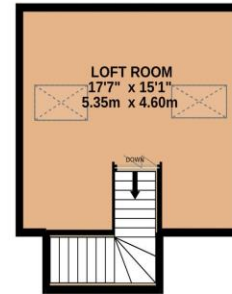
GROUND FLOOR
883 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.

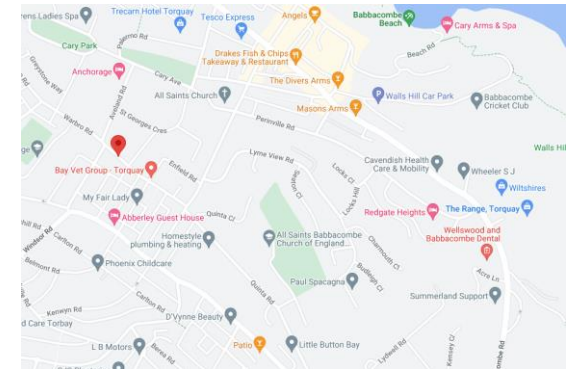


2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 1810 sq.ft. (168.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	35	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



66 Torwood Street, Torquay
Devon, TQ1 1DT

Tel: 01803 364 029
Email: info@hsowen.co.uk
www.hsowen.co.uk

IMPORTANT: we would like to 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 affect your decision to buy, please contact us before viewing the property.