



HALSTEADS ROAD
TORQUAY TQ2 8EZ

H S Owen
Estate Agents

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A beautifully presented three bedroom family home located in a popular residential area close to amenities and in the catchment for several schools. The property has been elegantly refurbished by the current owners to offer light, airy and welcoming accommodation split over two floors. The house in brief comprises, entrance porch, living room, open plan kitchen & dining room, three good sized bedrooms and a family bathroom. Externally the property has also been drastically improved with a rear landscaped split level garden offering a beautiful sunny sitting space on the top level and to the front of the house is a gravelled driveway.

Entrance Porch

Front and side elevation double glazed window. Side elevation double glazed door. Access to hallway.

Hallway

Stairs to first floor. Under stairs storage. Wall mounted radiator.

Living Room 12' 3" x 12' 10" (3.73m x 3.91m)

Front elevation double glazed bay window. Wall mounted radiator. Coving. Wall mounted radiator.

Dining Room 10' 10" x 12' 3" (3.30m x 3.73m)

Rear elevation double glazed door. Open to kitchen. Wall mounted radiator.

Kitchen 9' 0" x 9' 0" (2.74m x 2.74m)

Rear and side elevation double glazed window. Fitted kitchen with wall and base units. Sink with drainer. Space for cooker. Cooker hood. Roll top work surfaces.

First floor landing

Loft hatch.

Bedroom One 14' 9" x 9' 1" plus wardrobes (4.49m x 2.77m)

Front elevation double glazed bay window. Fitted wardrobes. Coving. Wall mounted radiator.

Bedroom Two 12' 11" x 10' 0" (3.93m x 3.05m)

Rear elevation double glazed window. Cupboard.





Bedroom Three 9' 0" x 9' 0" (2.74m x 2.74m)
Front elevation double glazed window. Wall mounted radiator. Coving. Storage cupboard.

Bathroom
Panelled bath with shower over. Low level WC. Wash hand basin. Rear elevation double glazed frosted window. Tiling. Storage.





General

Services:

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

Local Authority:

Torbay Council

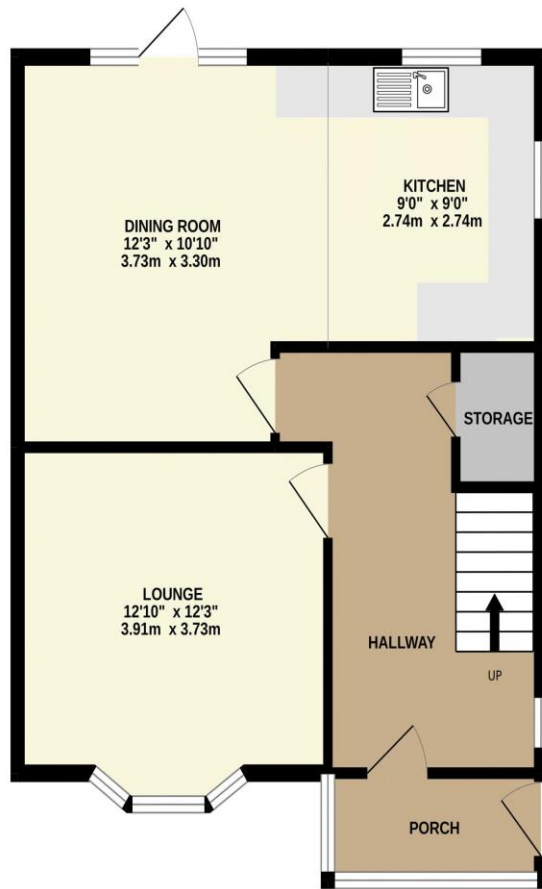
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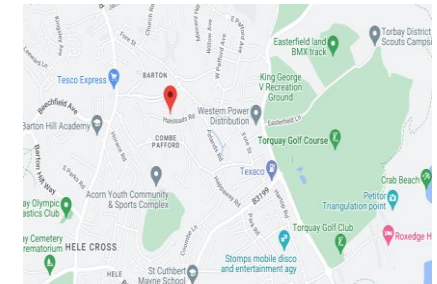
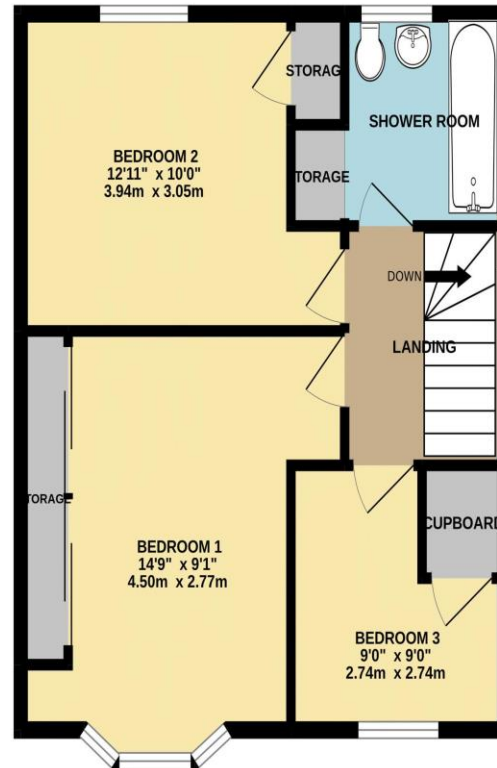




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		67
(69-80)	C		
(55-68)	D	74	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.
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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.



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