



CHATSWORTH ROAD
TORQUAY TQ1 3BJ



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A four storey, seven bedroom versatile period terraced property with a self-contained garden apartment. Conveniently located a short walk from the town centre. The property offers potential for multi-generational living, rental or foreign student hosting as Torbay's three top language schools are close by. Equally, it would make a beautiful family home with a detached double garage, parking space, walled gardens and natural stone patio. Connected to fibre-optic broadband network up to 500 Mbps (Virgin Media). 2nd generation smart meters, and recently fitted RCBO fuse-board in house and garage.

Entrance Porch

Double glazed door to front. Fire alarm control system. Automatic light. Safety glass glazed door into;

Entrance Hall

Stairs rising to first floor. Radiator. Doorway to inner hall and door to lounge.

Lounge 17' 7" x 12' 6" (5.36m x 3.81m)

Double glazed bay window to front. Real flame effect electric fire with mantel and surround. Cornice coving, 3 radiators

Inner Hallway

Stairs down to garden level apartment, doors to:

Dining Room/Utility 11' 1" x 10' 5" (3.38m x 3.17m)

Double glazed window to rear. Feature cast iron period fire place depicting song birds with tile inserts. Roll edge work surface with cupboard below. Single bowl stainless steel circular sink unit with mixer tap. Space for washing machine. Radiator. This room could easily turned into a dining room or utilised as a further bedroom if so required.

Kitchen 13' 6" x 10' 5" (4.11m x 3.17m)

)Fitted with a matching range of wall and base mounted units and drawers with solid oak fronts. Roll edge work surfaces. Curved breakfast bar and shelving. Fitted five burner range style gas cooker with a double width extractor hood with light above. Spaces for fridge/freezer and further appliances. Radiator. Double glazed window.





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Cloakroom

Fitted with a modern matching two piece white suite comprising of a low level WC and wall mounted wash hand basin with mixer tap. Extractor fan.

First Floor Landing

Stairs up to second floor. Radiator. Airing cupboard housing the hot water cylinder. Hive heating thermostat, doors to;

Bedroom One 10' 2" x 9' 5" (3.10m x 2.87m)

Double glazed window to rear, Wall mounted wash hand basin with mixer tap. Shaver Point and light above. Radiator. Fitted shelf and hanging rail.



Cloakroom

Fitted with a modern white WC/wash hand basin combi. Incorporating floating low level WC with light under and glass circular wash hand basin with mixer tap set into teak wood base. Double glazed window to side.

Bedroom Two 15' 1" x 10' 6" (4.59m x 3.20m)

Double glazed window to rear. Wall mounted wash hand basin with mixer tap. Shaver point and light above. Curved shelving. Radiator

Bedroom Three 15' 8" x 9' 11" (4.77m x 3.02m)

Double glazed window to front. Wall mounted wash hand basin with mixer tap. Shaver point and light above. Radiator

Bedroom Four 12' 2" x 6' 5" (3.71m x 1.95m)

Double glazed window to front. Wall mounted wash hand basin with mixer tap. Shaver point and light above. Wall mounted desk/shelving unit. Radiator.

Shower Room

Inset captains bath with electric shower, Extractor fan. Tiled walls.

Second Floor Landing

Lockable fire door at top of the stairs to enable this floor to be used as a small apartment adding further versatility. Automatic LED hall lights. Double glazed window to rear. Door to:-





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Inner Hallway

Doors to:-

Bedroom Five 15' 8" x 12' 3" (4.77m x 3.73m)

Part sloping ceiling. Double glazed windows to front enjoying an open outlook. Wall mounted wash hand basin with mixer tap. Shaver point and light above. Inset ceiling spotlights. Access to eaves storage and access hatch to loft space. 2 Radiators.

Shower Room

Fitted with a modern matching three piece white suite comprising of a walk in shower cubicle with electric shower, low level WC and wall mounted wash hand basin with mixer tap. Automatic Sensor lighting. Extractor fan.

Bedroom Six 11' 2" x 10' 5" (3.40m x 3.17m)

Double glazed window to rear enjoying an open outlook. Radiator. Wall mounted wash hand basin with mixer tap. Shaver point and light above. Inset ceiling spotlights.

Garden Level Apartment

General

Services:

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

Local Authority:

Torbay Council

Council Tax:

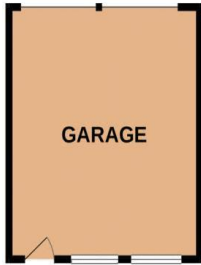
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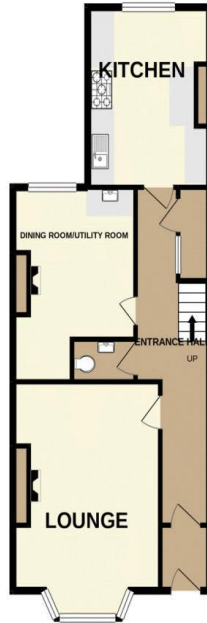


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LOWER GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.



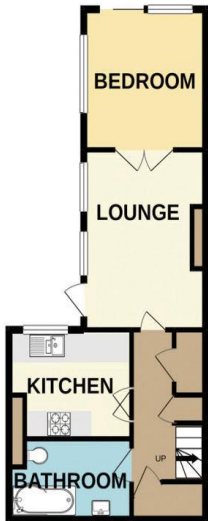
ENTRANCE FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



2ND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 2559 sq.ft. (237.7 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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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.