



21 PRINCES ROAD  
WFST

*H S Owen*  
Estate Agents

# 21 PRINCES ROAD WEST

TORQUAY TQ1 1PB



GUIDE PRICE £250,000 - £260,000 A well presented three bedroom house located close to Torquay town centre as well as Wellswood. The property comprises in brief of three good size bedrooms, a family bathroom, living room, dining room, downstairs toilet and kitchen. The current owner has given the property a full programme of refurbishment making the house ready to move straight into. Externally there is a pleasant rear garden which is tiered with a sunny aspect decked area leading down to lawned gardens. Another recent addition to the property is a stunning block paved driveway at the rear of the plot creating private parking for the property which is a real bonus being situated so close to the town centre. The house is in close proximity to a number of amenities including local shops as well as well regarded schools. Agents note: Photos of the kitchen will follow shortly.

## Entrance Porch

Front elevation double glazed door. Door to hall.

## Hallway

Stairs to first floor.

## Living Room 11' 4" x 12' 3" (3.45m x 3.73m)

Under stair cupboard. Wall mounted radiator. Picture rail. Rear elevation double glazed window.

## Dining Room 10' 5" x 12' 5" (3.17m x 3.78m)

Wooden floor. Front elevation double glazed window. Fitted cabinets. Picture rail. Wall mounted radiator.

## Kitchen 12' 5" x 6' 9" (3.78m x 2.06m)

Fitted kitchen with wall and base units. Fitted work surfaces. Side elevation double glazed window. Side elevation double glazed door. Sink with drainer. Fitted oven with hob. Cooker hood. Wall mounted radiator.

## First Floor Landing

Loft hatch. Picture rail.

## Bedroom One 10' 9" x 8' 2" (3.27m x 2.49m)

Front elevation double glazed window. Wall mounted radiator. Picture rail. Decorative fireplace.

## Bedroom Two 9' 8" x 10' 1" (2.94m x 3.07m)

Rear elevation double glazed window. Decorative fireplace. Wall mounted radiator.

## Bedroom Three 12' 11" x 6' 6" (3.93m x 1.98m)





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Front elevation double glazed window. Decorative fireplace. Wall mounted radiator.

### Bathroom

Panelled bath with shower over. Tiling. Wall mounted radiator. Low level WC. Wash hand basin with vanity unit. Tiling. Mirror.



### General

#### Services:

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

#### Local Authority:

#### Council Tax:



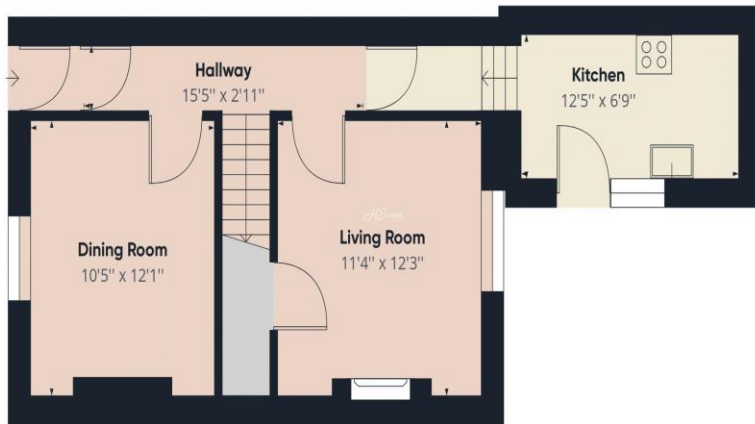


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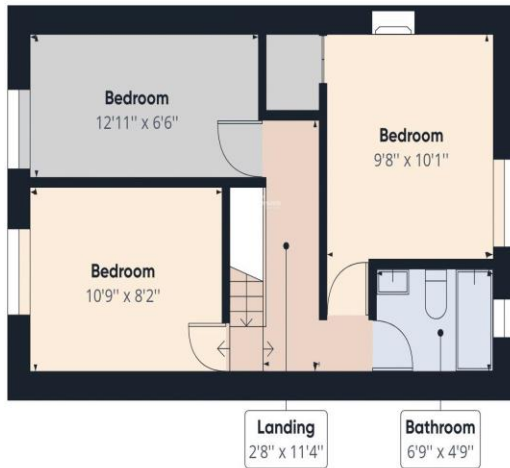




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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
848.20 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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.