



CHATSWORTH ROAD
TORQUAY

H S Owen
Estate Agents

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A charming unique detached property located close to Torquay town centre. The property has been used as a successful holiday let/ second home by the current owners and would suit a vast number of potential occupants. It sits in a tucked away cul de sac off the beaten path offering it a nice degree of privacy and security. In brief it comprises two double bedrooms, bathroom, large living room, kitchen/dining room and downstairs WC. The decor throughout is largely neutral giving it a light and airy feeling. Externally there is a good sized drive to the front, some additional space to the right hand side and also a cosy decked terrace with seating space at the rear of the property accessed via the split landing.

Entrance Hall

Front elevation double glazed door. Stairs to first floor. Wall mounted radiator. Coving.

Kitchen/Dining Room 10' 2" x 16' 1" (3.10m x 4.90m)

Fitted kitchen with wall and base units. Roll top work surfaces. Sink with drainer. Plumbing for washing machine and dishwasher. Four ring hob. Fitted oven. Front elevation double glazed window. Rear elevation double glazed door. Coving. Wall mounted radiator. Side elevation double glazed window. Wall mounted boiler.

WC

Low level WC. Wash hand basin. Extractor fan.

Split landing

Rear elevation double glazed door.

First Floor Landing

Storage cupboard.

Bedroom One 16' 3" x 11' 10" (4.95m x 3.60m)

Front and rear elevation double glazed windows. Wall mounted radiator. Storage cupboard.





Bedroom Two 16' 5" x 10' 9" (5.00m x 3.27m)
Front and rear elevation double glazed windows. Wall mounted radiator. Storage cupboard.

Shower Room

Shower cubicle. Low level WC. Wash hand basin.
Front elevation double glazed window. Wall mounted radiator.





General

Services:

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

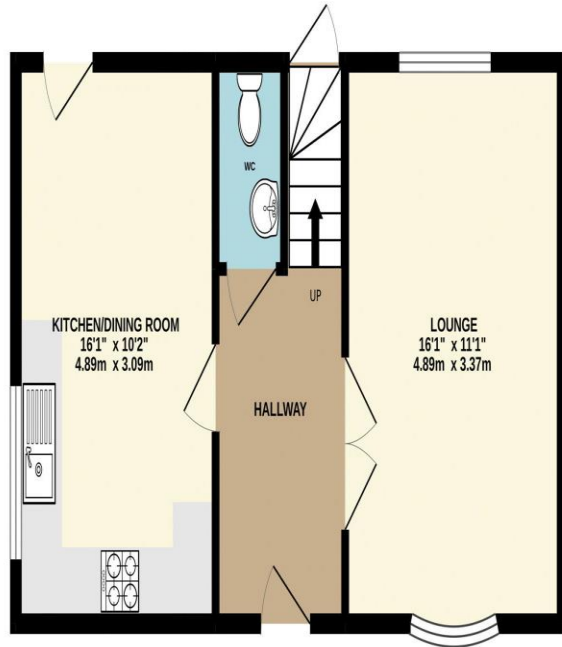
Local Authority:

Torbay Council

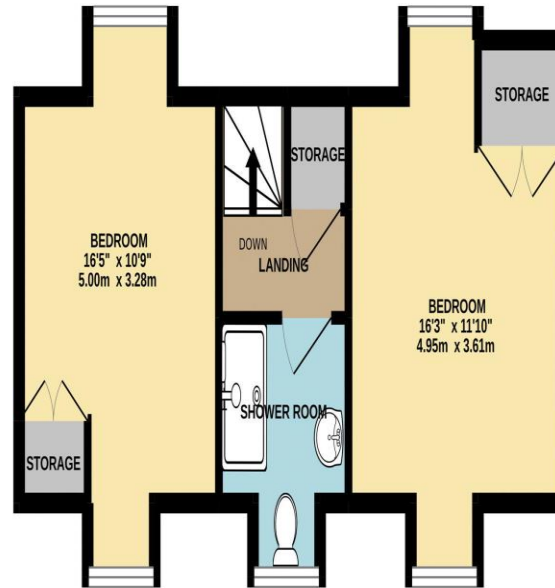




GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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.