



BoyceAllen

GROUP



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A SUBSTANTIAL SEMI-DETACHED HOUSE SUITABLE FOR A LARGE FAMILY OR HOME & INCOME (PREVIOUSLY A GUEST HOUSE)

LANGMEAD, 160 NEWTON ROAD, TORQUAY. TQ2 7AQ



ACCOMMODATION

- * LOUNGE * DINING ROOM * 10 BEDROOMS * WELL EQUIPPED KITCHEN *
- * 2 SHOWER ROOMS & 1 BATHROOM * LARGE FRONT CAR PARK *
- * SIDE DRIVEWAY & HARDSTANDING AT REAR * DOUBLE GARAGE *
- * GAS FIRED CENTRAL HEATING * PVCU DOUBLE GLAZING * REAR GARDEN *
- * PREVIOUSLY 8 LETTING BEDROOMS PLUS OWNERS *

Price £330,000

Ref: DBP2911

VIEWING BY APPOINTMENT WITH BOYCE ALLEN 01803 550666

A substantial semi detached house with good potential as a home with income or spacious family home or could divide into separate units subject to any necessary consents. The property has been a guest house with 8 letting bedrooms plus owners private lounge, bedroom and wash room

The accuracy of these particulars is not guaranteed nor do they form any part of any Contract. Applicants should verify details by personal examination and enquiry.

The property is well presented throughout and features the benefit of gas fired central heating and PVCU double glazing. There is a good sized car park to the front of property and side driveway leading to further parking spaces at the rear with a double garage and private lawned garden.

N.B. The property could be sold to include fixtures, fittings, furnishings & equipment excluding the owners personal effects, a detailed inventory to be prepared. Accounts information relating to previous trading can be available for seriously interested applicants following an inspection.

ACCOMMODATION COMPRISES (with approximate measurements)

ENTRANCE HALL Multi paned PVCU double glazed windows with wood block flooring to ENTRANCE threshold, remainder fitted carpet, mock beams, 2 radiators with thermostatic controls, plaque rail, pay telephone, coved ceiling, under stairs store cupboard.

LOUNGE 14'7 into bay x 12'5 max (4.44m into bay x 3.78m max) Fitted carpet, brick feature fire place (ornamental) with display/T.V shelving to either side, television point, radiator with thermostatic control, 2 wall light points, PVCU double glazed multi paned style bay window to front elevation, plaque rail, double multi paned casement doors with glazed side panels to

DINING ROOM 23'8 x 10'8 (7.21m x 3.25m) Covers for 20, attractive room with mock beams, 2 radiators, fitted carpet, plaque rail, 4 wall lights, aluminium framed double glazed patio doors to REAR GARDEN with vertical blinds.

KITCHEN 16'8 x 7'3 (5.08m x 2.21m). Range of wall cupboards equipped with modern fitted units comprising of working surfaces with cupboards and draws under, one and a half bowl single drainer stainless steel sink unit, fitted electric hob with cooker hood unit over to the fitted double electric ovens, intergrated dish washer, telephone point, concealed gas fired boiler for central heating and hot water, PVCU double glazed window over looking rear garden multi paned door to

REAR LOBBY PVCU double glazed door to REAR GARDEN.

SEPARATE W.C. low level cistern, PVCU double glazed window.

INNER LOBBY Approached from RECEPTION HALL, linen cupboard.

SHOWER ROOM with shower cubicle with Mira shower unit, low flush W.C, pedestal wash hand basin, radiator, part tiled walls, PVCU double glazed window, coved ceiling, wall mirror with strip light over.

BEDROOM 1 (PREVIOUSLY ROOM ONE A DOUBLE) 9'5 x 7'9 (2.87m x 2.36m). Vanity unit with inset wash hand basin and tiled splash back, mirror with strip light over with shaver point, PVCU double glazed multi paned style window, radiator, coved ceiling, colour T.V, fitted carpet.

BEDROOM 2 (PREVIOUSLY ROOM TWO A DOUBLE) 7'9 x 12'8 + door recess (2.36m x 3.86m + door recess). Radiator, vanity unit with inset wash hand basin, tiled splash back, mirror and strip light over incorporating shaver point, colour T.V, fitted carpet, coved ceiling, PVCU double glazed multi paned style window.

BEDROOM 3 (PREVIOUSLEY ROOM THREE A DOUBLE) 11' x 9'3 + door recess (3.35m x 2.82m + door recess). Shower cubicle with Mira shower unit, radiator, vanity unit with inset wash hand basin and tiled splash back, mirror and strip light over incorporating shaver point, fitted carpet, colour T.V, PVCU double glazed window, coved ceiling.

Stairs from reception hall to **FIRST FLOOR LANDING** split into two sections.

SECTION ONE: Landing, radiator.

BATHROOM panelled bath, pedestal wash hand basin, low level W.C, PVCU double glazed window, fitted carpet, part tiled walls, coved ceiling, radiator.

BEDROOM 4 (PREVIOUSLY ROOM FIVE A FAMILY 3) 12' x 11' max. Double & single bed, vanity unit with inset wash hand basin and tiled splash back, mirror and strip light over incorporating shaver point, radiator, PVCU double glazed window, colour T.V, fitted carpet.

BEDROOM 5 (PREVIOUSLY ROOM SIX A FAMILY 4) 14'7 into bay x 11' (4.44m into bay x 3.35m). Double bed & bunk beds, vanity unit with inset wash hand basin, tiled splash back mirror and strip light over incorporating shaver point, telephone point, PVCU double glazed multi paned style window to front elevation, radiator, fitted carpet, colour T.V.

SECTION TWO Landing.

SHOWER ROOM Shower cubicle with Mira shower unit, pedestal wash hand basin, low level W.C, part tiled walls, mirror with strip light over incorporating a shaver point, PVCU double glazed window, fitted carpet, radiator, coved ceiling.

BEDROOM 6 (PREVIOUSLY ROOM EIGHT A SINGLE) 9' x 7'10 (2.74m x 2.39m). Vanity unit with inset wash hand basin and tiled splash back, wall mirror with strip light over incorporating shaver point, PVCU double glazed multi paned style window to front elevation, radiator, fitted carpet, coved ceiling, colour T.V.

BEDROOM 7 (PREVIOUSLY ROOM NINE A FAMILY 3) 12'6 x 7'9 + door recess (3.81m x 2.36m + door recess). Double & single beds, vanity unit with inset wash hand basin, tiled splash back mirror and strip light over incorporating shaver point, radiator, PVCU double glazed multi paned style window to front elevation, fitted carpet, coved ceiling, colour T.V.

BEDROOM 8 (PREVIOUSLY ROOM 10 A FAMILY 3) 11' x 9'4 plus door recess (3.35m x 2.84m plus door recess) Double & single beds, shower cubicle, vanity unit with inset wash hand basin, mirror & striplight over incorporating a shaver point, PVCU double glazed window, radiator, colour T.V, fitted carpet.

LOBBY/STUDY AREA Off first section of landing, fitted carpet, wall light point, under stairs store cupboard, PVCU double glazed multi paned style window to front elevation and stairs to

TOP FLOOR LANDING mock beams to ceiling & walls.

BEDROOM 9 (PREVIOUSLY OWNERS LOUNGE) 16' x 14'7 (4.88m x 4.44m) maximum floor area, part restricted ceiling height. Beamed style ceiling & walls, PVCU double glazed window, fitted carpet, telephone point, T.V aerial socket, cable connection point, satellite point, dual lights, access to under eaves storage area.

OWNERS WASHROOM Pedestal wash hand basin, low level W.C, part tiled walls, beam style ceiling, wall mirror with strip light over incorporating shaver point, access to under eaves storage area, store cupboards, Megaflo pressure hot water tank.

BEDROOM 10 (PREVIOUSLY OWNERS BEDROOM) 13'7 x 11'2 (4.14m x 3.4m) maximum floor area, part restricted ceiling height. telephone point, mock beams, velux double glazed window.

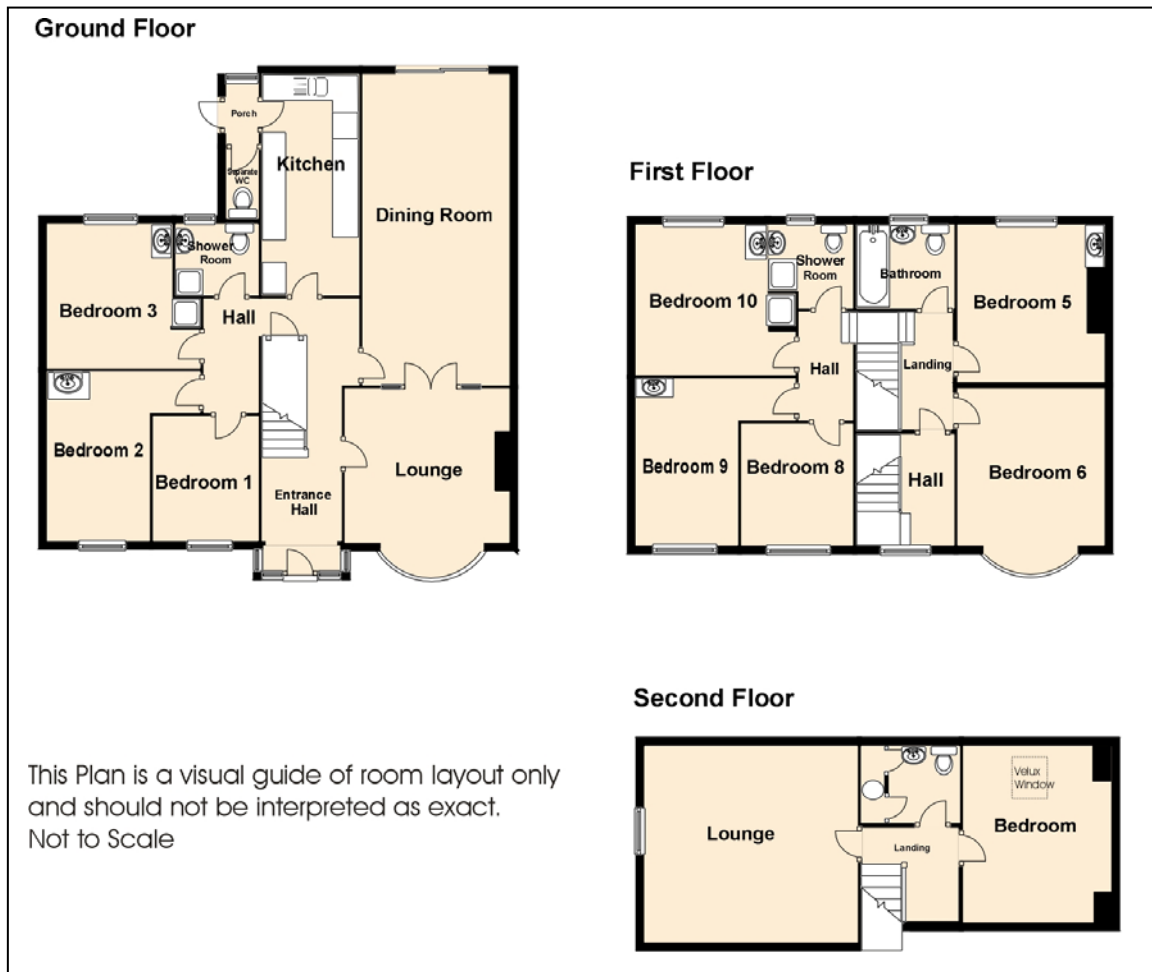
OUTSIDE

LARGE FRONT CAR PARK for at least 10 vehicles, side drive way access to **REAR PARKING AREA**.

DOUBLE GARAGE 16' wide x 20'6 deep (4.88m wide x 6.25m deep). Electric up & over door, light and power points, work surfaces, plumbing and space for 2 washing machines and 2 tumble dryers.

ALUMINIUM FRAMED GREEN HOUSE

REAR GARDEN with lawn with flower shrub beds **2 TIMBER STORE SHEDS** , **PATIO AREA** with a established Clematis Arbour.



The Property Misdescriptions Act 1991

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