



90 Barewell Road,
St. Marychurch, Torquay, TQ1 4PA

RENDELLS

90 Barewell Road,

St. Marychurch, Torbay, TQ1 4PA

Guide Price of £249,000

This charming character home benefiting from three bedrooms is conveniently placed for the St Marychurch 'village' precinct and scenic Babbacombe Downs.

- 3 Bedrooms
- Lounge/diner with two feature fireplaces
- Low maintenance garden to rear with open views
- Convenient Location Close to Shops, Amenities, Schools & Transport Links
- On street parking

Situation

Just a stone's throw from the charming St. Marychurch Precinct, residents will enjoy the village-like atmosphere as well as being within walking distance of Babbacombe with its restaurants, tea rooms and pubs. Whilst Torquay, the English Riviera is located about 2 miles away, steeped in charm and literary history, with connections to Agatha Christie and offers a range of amenities to include shops, pubs, restaurants, beaches, Princess Theatre, Torre Abbey Historic house and gardens, bus routes, Torbay Hospital plus the train station at Torre.

Description

This spacious three bedroom terraced home, is situated in a popular residential area. Deceptively spacious and presented in excellent, turn-key condition. The ground floor features a light and airy open plan lounge/dining room with two feature fireplaces alongside a stylish kitchen. On the first floor, there are three bedrooms, two of which are doubles, served by a good size family bathroom with free standing bath and separate shower cubicle. Externally, the property enjoys a well-maintained, low-maintenance rear garden, well-suited to outdoor relaxation.

Situated in a convenient and well-connected area, this home enjoys close proximity to excellent schools, independent and high-street shopping options, and frequent bus services. The location provides an ideal balance of convenience and community appeal, making it perfectly suited to family life.

Accommodation

Upon entry, you step into the welcoming reception hallway. The hallway features a staircase rising to the first floor with useful under-stair storage and attractive engineered oak flooring that continues throughout the ground floor, lending a warm and refined touch. From the hallway, glazed wood internal doors open into both the dining room and living room which are open plan. The dining room comfortably accommodates a family dining table and benefits a double-glazed door which overlooks the rear courtyard. Both the rooms are enhanced with decorative fireplaces creating a stylish focal point for the individual spaces. Positioned at the rear of the property, the kitchen is fitted with a range of base units and open shelving above. A butler style sink with mixer tap over beneath a double-glazed window overlooking the rear courtyard, adjacent to a uPVC double-glazed door providing direct garden access. Integrated washing machine, hob and oven set beneath extractor hood. With space for a tall fridge freezer.



First Floor

From the first-floor landing, access is provided to three bedrooms and the family bathroom. Bedroom one, positioned at the front of the property, is a generously proportioned double. Bedroom two is another well-sized double. Bedroom three is a comfortable single, currently utilised as a home office. All bedrooms are fitted with double-glazed windows and central heating radiators. The large bathroom is finished to a high standard, with a free standing bath and separate shower cubicle, a pedestal wash basin, WC, and a wall-mounted Victorian style heated towel rail.

Gardens and Outside

Perfect for both relaxation and entertaining, with a courtyard feel on the ground level and steps leading up to the top level, which offers a low-maintenance area with raised flower beds and wonderful views, it provides an ideal setting for al fresco dining, with ample room for outdoor furniture. Additional features include a water tap and outbuilding for storage.

Tenure	Council Tax	Energy Performance Certificate
Freehold.	Band C.	Energy rating D.

Services

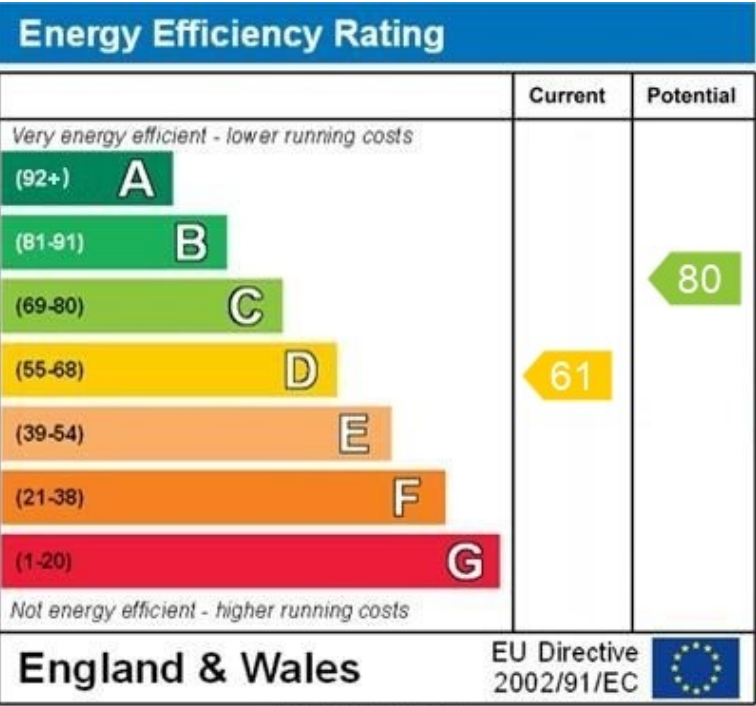
Mains electricity, mains water and mains drainage.

Local Authority

Torbay Council Town Hall, Castle Circus, Torquay ,TQ1 3DR.

Directions

What3Words:putty.spent.spun



90 Barewell Road, Torquay, Devon, TQ1 4PA

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft

Store = 1.4 sq m / 15 sq ft

Total = 90.7 sq m / 976 sq ft

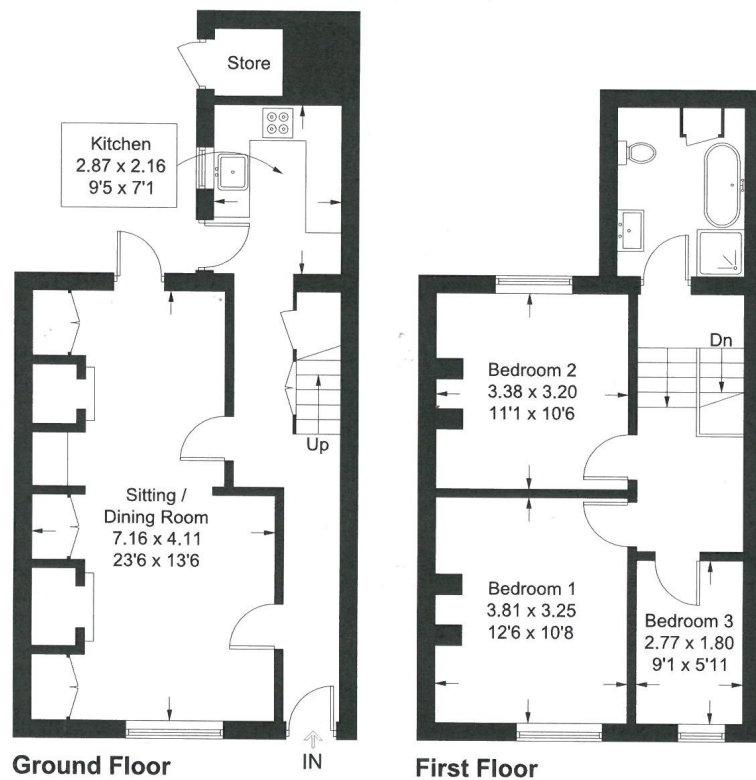


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243024)



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

57 Fore Street, Totnes, Devon, TQ9 5NL Tel: 01803 863888
Email: totnes@rendells.co.uk www.rendells.co.uk

RENDELLS