

GROUND FLOOR
APPROX. FLOOR
AREA 626 SQ.FT.
(58.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)

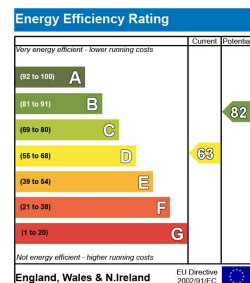
TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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35 Queen Street

Torquay

Guide £90,000 FREEHOLD



IMPORTANT John Lake would 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.



- RECEPTION HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN
- 4 BEDROOMS
- BATHROOM
- COURTYARD GARDEN
- TOWN CENTRE LOCATION
- REQUIRING MODERNISATION
- CHAIN FREE

A PERIOD TERRACED HOUSE set elevated above the road within a cul-de-sac location in the heart of Torquay's town centre. The property **REQUIRES MODERNISATION** and presents an opportunity for the rental investor or those seeking a sensibly priced house in which to inject their own taste and style.

Queen Street stands behind Torquay's main Union Street and Pimlico with comprehensive range of shopping facilities on the doorstep. The bustling harbourside and yacht marina are within a short walk where waterside bars and restaurants can be found with the sea front leading toward the Princess Theatre, Torre Abbey Sands and further popular eateries.

Reception Hall

A shared stepped approach rises to a PVCu double glazed entrance door opening to the Reception Hall with radiator and understairs storage.

Sitting Room

4.74m x 3.56m (15' 7" x 11' 8") - PVCu double glazed window, radiator and cupboard housing the gas meter. Connecting door to the:-

Dining Room

5.75m x 3.94m (18' 10" x 12' 11") - Double glazed window to the rear, radiator and reconstituted stone fireplace.

Kitchen

3.08m x 2.81m (10' 1" x 9' 3") - Base units with roll edged working tops over in a woodblock effect, tiled splashbacks and inset stainless steel sink unit. PVCu double glazed window and PVCu double glazed door giving access to the rear courtyard.

From the Reception Hall stairs rise to the

HALF LANDING with door and three steps rising up to the :-

Bathroom

White suite of bath, pedestal wash hand basin and close coupled WC. Wall mounted Ideal gas fired boiler, radiator and obscure PVCu double glazed window.

Stairs continue to the FIRST FLOOR LANDING with loft access hatch.

Bedroom 1

3.60m x 3.54m (11' 10" x 11' 7") - PVCu double glazed window to the front and radiator.

Bedroom 2

3.82m x 3.14m (12' 6" x 10' 4") - PVCu double glazed window to the rear and radiator.

Bedroom 3

3.40m x 2.60m (11' 2" x 8' 6") - PVCu double glazed window to the front, Baxi Brazilia gas convector heater and radiator.

**Bedroom 4**

2.87m x 2.20m (9' 5" x 7' 3") - PVCu double glazed window to the rear and radiator.

Outside

To the rear is a courtyard with stepped approach to an elevated further area of garden.

Council Tax Band

'B' (Torbay Council).

Directions:

SAT NAV: TQ1 1RQ. From Torquay's Town Hall follow Union Street (the main parade of shops with Argos, Boots and McDonalds) and on reaching the traffic lights keep in the left hand lane. On turning left to face up market Street, bear immediately right into Pimlico. Turn left up Stentiford Hill and first left into Queen Street.

