



ABSOLUTE



29 Ash Hill Road

Torquay,

Well maintained and presented throughout is this Character filled 1936 detached residence which the current owners have enjoyed and resided in for over 30 years. The house enjoys a private location with a gated entrance and sits on a generous sized plot amidst landscaped gardens enjoying a southerly aspect.

The accommodation

The house has all the appeal and charm of a 30's home with bags of character, picture rails, high ceilings and bay windows and an inviting cosy appeal with light filled spaces which have been well maintained and updated.

You are welcomed inside via an entrance vestibule ideal for decamping coats and shoes leading to a spacious reception hallway with a beautiful original staircase with balustrade and a handy under stairs cupboard.. The downstairs enjoys generous living spaces including a 'bright and airy' lounge with a feature fireplace and bay window, separate formal dining room with a bay window. Both being spacious rooms.

The kitchen has built in appliances including fridge/freezer and Neff oven and enjoys a lovely outlook to the gardens. Leading from the kitchen is the breakfast room which has the benefit of a WC and gives access to a separate utility room with Belfast sink and plenty of space for laundry facilities.



You can also access the front of the property and the rear gardens via the breakfast room. There is the added benefit of a ample sized downstairs bedroom which has shower facilities which provides flexibility for guests and accessibility.

Upstairs a light filled landing courtesy of a keenly placed skylight houses plenty of built in storage ideal for use as a linen cupboard and extra space. The main bedroom enjoys a pleasant outlook to the garden and has plenty of built in wardrobes. There is a further double bedroom with built in storage, a main bathroom suite and separate WC.

Outside

The front of the property enjoys privacy due to the large wooden double gates and charming stone wall that surround the frontage. There is a large parking area and a handy enclosed carport ideal for a motorhome or boat.

The rear gardens are spacious and well established and enjoy a southerly aspect. Mainly comprising of a large lawned area, patio terrace ideal for outside dining , a substantial shed and a collection of fruit trees and shrubs.

The owners currently use the garage to park on vehicle which has plenty of space for additional storage, power, lighting and an electric roller door.

Directions

Adjacent to 46 Chatsworth Road is a access lane which links Chatsworth and Ash Hill Road together. The property in question is down that lane. The office will provide you with exacting directions.



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Torquay, Torquay

The house is tucked away and sits alone in its own private enclave and is just a short distance from the Town Centre, Plainmoor shops, Babbacombe downs and St Marychurch. Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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Ground Floor



First Floor



Total area: approx. 151.6 sq. metres (1631.9 sq. feet)

Approx
Plan produced using PlanUp.

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