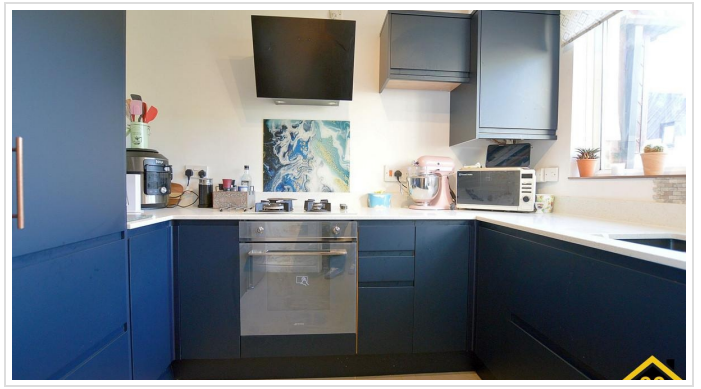


2 Bed Terraced In Gainsborough Close , Torquay, TQ1 2SB

£285,000





SHORT DESCRIPTION

Property Ref: 16594 COVERED OUTDOOR PORCH with outside store with power. HALLWAY Built in cupboard with plumbing for washing machine and shelves. CLOAKROOM Low level W.C. Basin with storage below. KITCHEN 9 ft x 8ft 7 inches. Recently fitted kitchen. Range of cupboards. 2 corner units + sink unit with drawers under and tailor made double larder unit with shelving + spice rack and pan drawers. Deep black sink and mixer tap. Quartz work top. Smeg oven with built in pizza stone. Gas hob. Space for dishwasher and fridge freezer. LOUNGE DINER 15 ft 5 inches x 14 ft 8 inches. Double glazed sliding doors to conservatory with views of the garden. Coved ceiling. TV aerial. 2 radiators and gas point for fire. Stairs to 1st floor with built in storage drawers beneath. CONSERVATORY 10' ft x 9 ft 5 inches. Double glazed windows with double doors to the garden. Ceramic tiles and radiator. FIRST FLOOR LANDING Airing cupboard with cylinder and shelving. Loft hatch to boarded loft with ladder and light. BEDROOM 1 13 ft x 9 ft 5 inches. Built in wardrobes. Radiator. EN-SUITE SHOWER ROOM fully tiled walk in shower cubicle with glazed screen. Back to wall W.C. Wash basin. Radiator and Extractor fan. BEDROOM 2 14 ft 8 inches x 8ft 2 inches plus door recess. 2 windows overlooking rear garden. Fitted wardrobe. Radiator. EN-SUITE BATHROOM Newly fitted with panelled bath with folding shower screen. Back to wall W.C. Vanity unit with inset wash basin and 2 storage drawers. Tiled floor. Heated towel rail. Extractor fan. OUTSIDE front garden with plants and gravel area. Rear garden is level and private. Raised borders with mature plants. At the bottom of garden there is a natural stone wall with mature tree and bushes offering privacy. GARAGE 17ft x 8ft 3 inches with off road parking on driveway in front. Property Type: Terraced Full selling price: £285000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: D EPC rating: C Measurement: 731.946 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Allocated, Garage, Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	68 square metres

Rules on letting this property

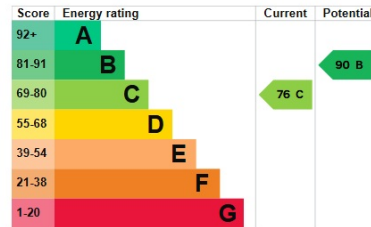
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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