



Westhill Road, Torquay, TQ1 4NT

£500,000, Freehold

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Overview

- A Large Victorian Semi-Detached Villa with Massive Income Potential
- Large Four Bed Main House, Ground Floor Open Plan Apartment
- First Floor Studio Flat, Further Two Double Bedroom Ground Floor Apartment
- Large Driveway with Ample Parking Facilities
- Large Parcel of Land with Major Planning Potential Subject to Planning Permissions
- Popular Road with Many Local Access Facilities
- Building has Been Recently Re-Decorated Outside
- uPVC Double Glazing
- All in all a Great Income Opportunity Wrapped up In a Handsome Victorian Building
- No Onward Chain



Accommodation

Main House accommodation:

UPVC double glazed front door into porch-uPVC double glazed windows to the side, partially glazed wooden door to hallway-

Hallway: A wealth of period features including decorative cornicing and archways, laminate floor, under stairs storage cupboard, stairs rising to the first floor and doors to:

Lounge: 5.43m x 4.08m (17.81ft x 13.39ft) uPVC double glazed bay window to the front, attractive period features including decorative cornice and feature fireplace with decorative back and hearth, timber surround and inset living flame gas fire, radiator, tv point.

Kitchen: 4.18m x 3.98m (13.71ft x 13.05ft) Range of fitted base units comprising cupboards and drawers under, work surface over, integrated electric oven and grill combination, fitted ceramic hob with stainless steel hood and splash back, space for double width fridge freezer, plumbing and space for washing machine and additional appliance space. Inset stainless steel sink and drainer with mixer tap. Wall mounted units, tiled splash back, central island with cupboards under and worksurface over, wall mounted boiler, glazed sash windows to the side. Radiator. Interconnecting door to the Ground Floor studio.

Cloakroom: Close coupled WC, fitted vanity unit with cupboard beneath. First Floor landing: Half landing with fitted storage cupboards, dado rails, doors to:



Bedroom 3: 3.96 m x 3.93m (12.99ft x 12.89ft) uPVC double glazed window to the side, picture rail, attractive period feature fireplace with decorative wrought iron back and surround.

Bathroom: White suite comprising corner bath with electric shower over and shower screen, pedestal wash hand basin with contemporary fitted mirror and light, low level WC, fully tiled walls, uPVC double glazed window to the side.

Main landing: Hatch to loft with sky lights, power and ample storage at head height. This would make an ideal additional bedroom (under planning consent P/2013/1193). Radiator doors to:

Bedroom 1: 4.67m x 4.09 (15.32ft x 13.41ft) Beautiful light and airy room with uPVC double glazed bay window to the front, decorative ceiling rose and coving, picture rails, feature original fireplace with decorative detail, wrought iron surround, radiator, tv point.

Bedroom 2: 3.97m x 2.49m (13.02ft x 8.17ft) Partially double glazed window to the side, feature original fireplace with decorative tiles, wrought iron back and surround, tv point, radiator.

Bedroom 4: 2.94m x 2.52m (9.64ft x 8.26ft) uPVC double glazed window to the side, radiator.

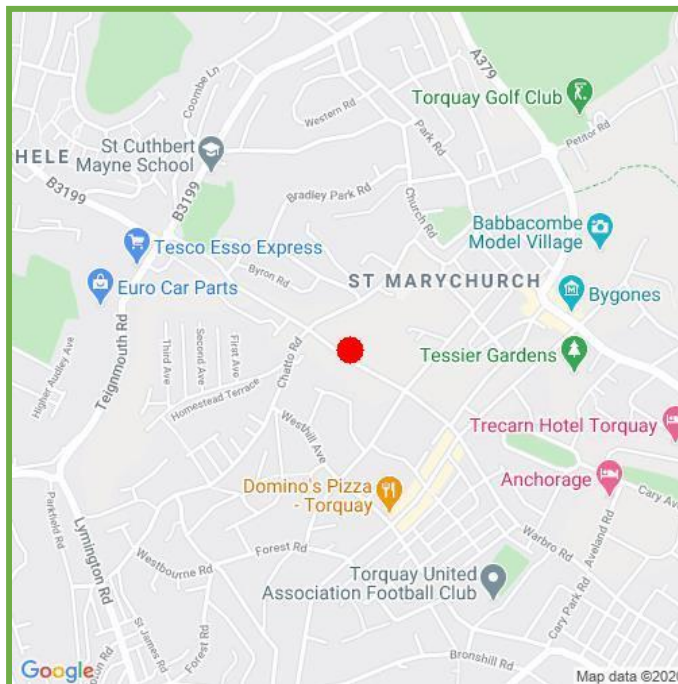


Additional accommodation

Ground floor annex - Open plan living & sleeping area. Kitchen with fitted appliances. Shower room.

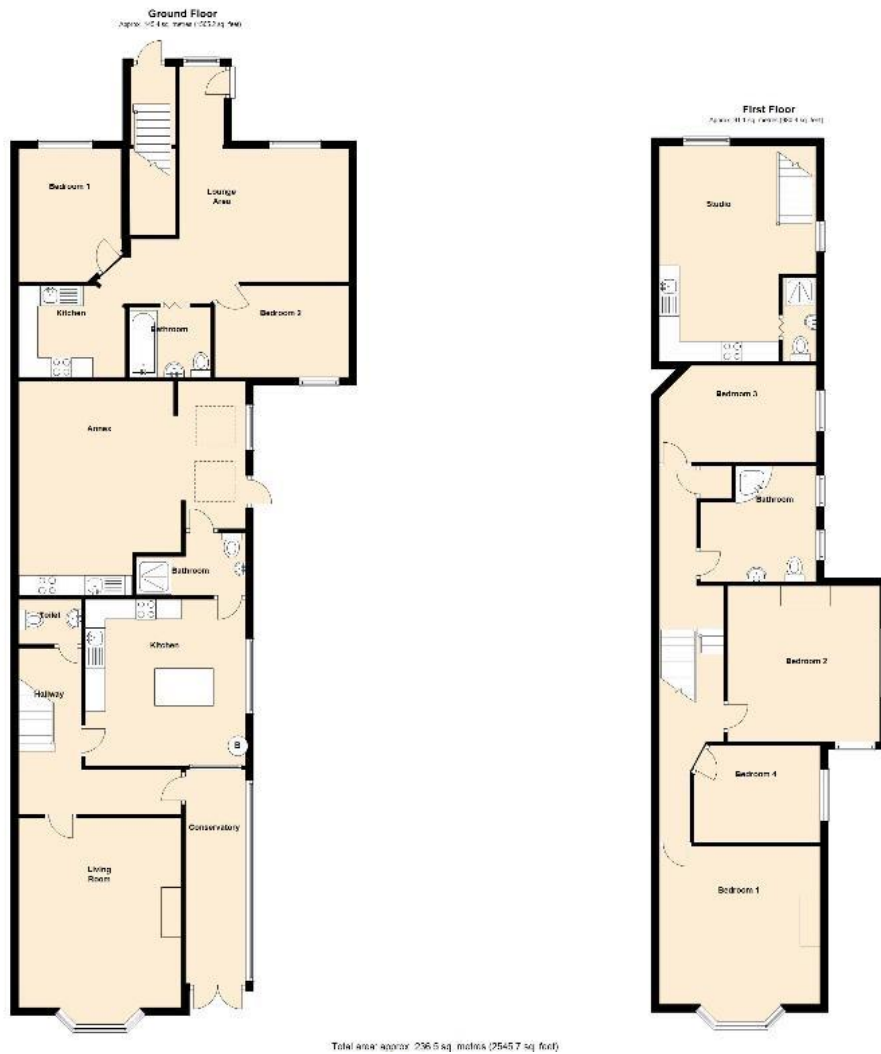
Ground floor flat- Hallway, lounge, two bedrooms, kitchen and a shower room

First floor studio-Open plan living and sleeping area. Kitchen with fitted appliances, Shower room.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		82
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		78
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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