

# 31 Upton Hill

Ref No: 3879

Torquay, Devon, TQ1 3EN



A Good Sized Extended Terrace House in Central Residential Location

Lounge, Dining Room, Modern Fitted Kitchen, 3 Bedrooms & Bathroom

Benefits from Gas Central Heating & Double Glazing

Loft Converted to Fourth Bedroom with Building Regulations

Priced for an Early Sale - Not to be Missed

£150,000 Freehold

Interested in this property?

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## DESCRIPTION

A good sized extended, mid terrace house, situated in a central residential location less than half a mile from Torquay town centre, with schools and other facilities close to hand.

The property offers spacious accommodation, which has been extended to include a well fitted kitchen at the rear and the loft converted to a fourth bedroom to building regulation standards.

The house has double glazing and gas fired central heating, garden and outside space to the front and rear. Internal viewing is recommended. Priced for an early sale.

The accommodation comprises:-

### ENTRANCE PORCH

Leading to:-

### LOUNGE

14' 9" x 12' 4" (4.50m x 3.76m)

### INNER HALLWAY

### DINING ROOM

9' 11" x 14' 9" (3.02m x 4.50m)

With under stairs cupboard.

Step leading to:-

### KITCHEN

7' 5" x 14' 6" (2.27m x 4.42m)

Fitted with a range of modern kitchen units with rolled edge working surfaces, single drainer stainless steel sink unit with mixer tap, range of floor and wall mounted cupboard, gas fired boiler supplying central heating and domestic hot water.

Staircase from the inner hallway to:-

### FIRST FLOOR

### LANDING

### BEDROOM 1

8' 6" x 12' 7" (2.60m x 3.84m)

Open views to the front. Fitted wardrobe.

### BEDROOM 2

6' 8" x 9' 5" (2.04m x 2.87m)

### BEDROOM 3

7' 1" x 9' 5" (2.16m x 2.87m)

### BATHROOM

6' 4" x 5' 6" (1.92m x 1.67m)

Staircase from the landing leads to:-

### LOFT BEDROOM

14' 5" x 16' 11" (4.39m x 5.16m)

With double glazed roof windows and access to eave storage space.

### EXTERIOR

To the front of the property there is a small forecourt garden.

To the rear of the property there is a garden with patio, lawned area and two block built storage sheds.

### EPC RATING D

### COUNCIL TAX BAND B

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

Interested in this property?

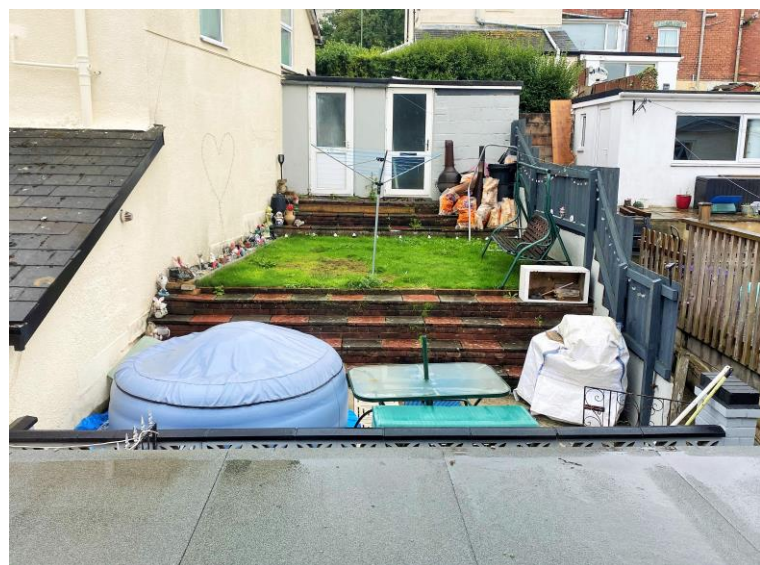
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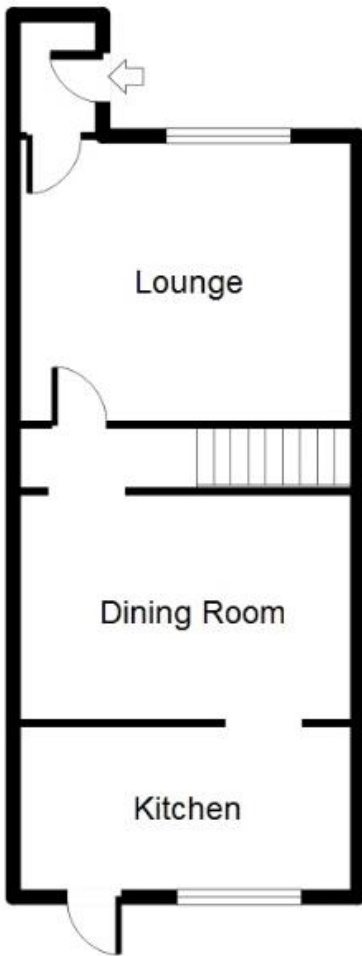




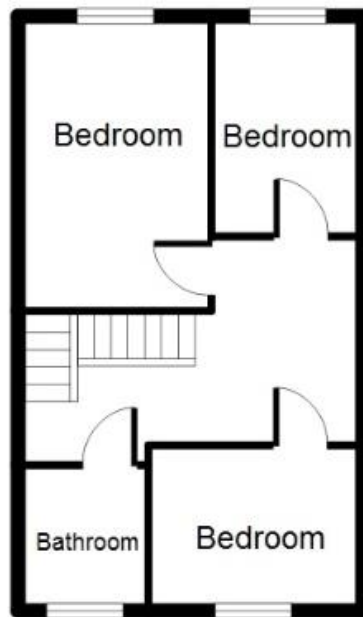
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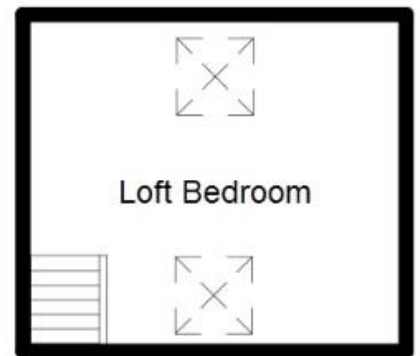
Ground Floor



First Floor



Loft



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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