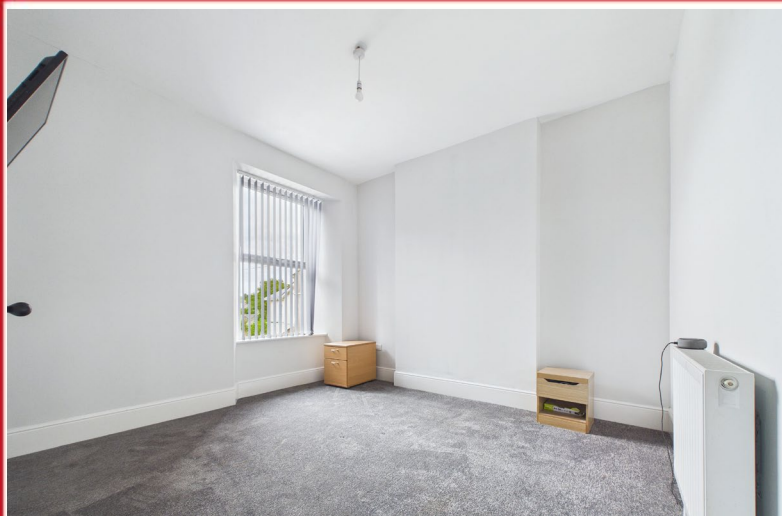




Asking Price Of £270,000

Bampfylde Road,
Torquay, TQ2 5AR

An impressive four bedroom period home dating back to the 19th century, offering exceptionally spacious and characterful accommodation in a sought-after area of Torquay. The property beautifully combines a modern finish with an abundance of original features including impressive high ceilings, decorative coving, substantial wooden doors and a grand entrance hallway. A significant programme of improvements has recently been undertaken including new central heating, electrics, uPVC double glazed sash-style windows and a newly fitted kitchen, creating a fantastic family home whilst retaining the character expected from a property of this period.



ENTRANCE HALLWAY An impressive introduction to the home with fantastic ceiling heights and a wide staircase rising to the first floor. The generous proportions and period character immediately give a sense of the space found throughout the property.

LOUNGE A superb principal reception room boasting wonderfully high ceilings and plenty of natural light from the newly fitted uPVC double glazed sash-style windows. Character features include the original window shutters and fireplace, creating an attractive focal point whilst retaining the period feel of the room. There is ample space for a large sofa suite and additional furniture, complemented by a radiator.

DINING ROOM Another fantastic-sized reception room offering more than enough space for a substantial dining table and additional furniture. High ceilings and a large uPVC double glazed sash-style window create a light and spacious feel, making this an excellent room for both family dining and entertaining.

DOWNSTAIRS WC A useful and beautifully finished ground floor cloakroom, fully tiled and comprising a floating vanity wash hand basin and WC. A frosted uPVC double glazed window provides natural light and privacy.

KITCHEN / DINER A recently fitted contemporary kitchen providing an excellent combination of preparation, storage and entertaining space. The kitchen incorporates a range of integrated appliances including dual eye-level electric ovens, extractor fan, fridge/freezer, dishwasher and washing machine. A breakfast bar provides a sociable seating area, whilst spotlights and uPVC double glazed windows allow the room to feel light and inviting. A rear door provides direct access onto the courtyard garden, complemented by a radiator.

FIRST FLOOR

BEDROOM ONE A particularly impressive principal bedroom offering fantastic proportions and wonderfully high ceilings. Two uPVC double glazed sash-style windows flood the room with natural light, whilst there is ample space for a large double bed, substantial wardrobes and additional bedroom furniture.

BEDROOM TWO Another excellent double bedroom boasting the generous proportions associated with a period home. Beautiful original coving adds further character, alongside high ceilings, a uPVC double glazed sash-style window and radiator.

BEDROOM THREE A great-sized bedroom offering plenty of space for bedroom furniture and benefitting from a uPVC double glazed sash-style window and radiator.

BEDROOM FOUR / STUDY A useful fourth bedroom ideally suited as a single bedroom, nursery or dedicated home office. Benefitting from a uPVC double glazed sash-style window.

FAMILY BATHROOM A beautifully presented and fully tiled family bathroom comprising a large panelled bath with overhead shower, WC and vanity wash hand basin. A frosted uPVC double glazed window provides natural light whilst maintaining privacy.

OUTSIDE

COURTYARD GARDEN To the rear of the property is an enclosed courtyard providing a low-maintenance outside space with room for seating and outdoor furniture.

Address 'Bampfylde Road, Torquay, TQ2 5AR'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '31 | F'

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