

Manzano
Devons Road, Babbacombe, Torquay, TQ1 3PR



A Spacious Semi-Detached House

**Located in the Popular Cary Park District of Babbacombe
Offers 3 Reception Rooms and 4 Bedrooms, Spacious
Kitchen and Bathroom**

**Attractive Level Gardens to Front and Rear
Long Brick Paved Driveway with Parking and Garage**

A Great Family Home - Not to be Missed

Price: £349,950 Freehold

Ref 1396

Situated in one of Torquay's most popular residential locations, in the Cary Park district of Babbacombe, convenient for local amenities, including the open spaces and facilities of Cary Park itself, the local shopping parades at Babbacombe and St Marychurch, the larger Waitrose Supermarket on St Marychurch Road, the picturesque Babbacombe Downs, the panoramic views over Lyme Bay and the beaches of Babbacombe and Oddicombe.

The area boasts local Junior and Senior Schools, as well as a nearby bus service to Torquay town centre, approximately 2 miles distant.

The house itself, which appears to be of Edwardian vintage, stands proudly in the centre of a level, good sized garden plot which provides an extra dimension to this home. A long brick paved driveway provides parking and access to the adjoining garage. The front garden has level lawns and mature shrubs, conifers and palms. To the rear there is an attractive enclosed level lawned garden.

Internally, Manzano has spacious and well proportioned family accommodation centred around a spacious entrance hallway, staircase and landing. There are 3 good sized reception rooms, as well as a kitchen/breakfast room and utility areas, and 4 first floor bedrooms and a spacious bathroom.

The accommodation has gas fired central heating and internally retains much of the character and style of the era, with feature fireplaces, picture rails, panelled doors and high ceilings.

Internal viewing of this property is the only way to appreciate the spaciousness and potential on offer. This can be arranged by the Agent and is recommended for those looking for a lovely family home in this sought after location.

Briefly, the accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH

With entrance door leading into

SPACIOUS ENTRANCE HALLWAY

Tiled flooring. Understairs storage cupboard with electric meters and fuses. Staircase rising to the First Floor.

LOUNGE

4.91m x 4.75m into bay window. Overlooking the garden to front. Pine fireplace with wood burning stove. Two radiators. Coved ceiling. Picture rail.

DINING ROOM

4.25m x 4.47m into bay. Two radiators. Coved ceiling. Picture rail.

SITTING ROOM

4.9m x 3.22m. Feature marble fireplace. Cupboard with electric meters and access to understairs storage cupboard. Stripped pine flooring. Window to side.

KITCHEN

3.52m x 4.08m. Single drainer stainless steel sink unit inset into roll edge laminated kitchen working surfaces with range of pine fronted cupboards and drawers under. Matching eye level wall mounted cabinets. Fitted oven and hob. Windows overlooking rear.

LAUNDRY/UTILITY ROOM

Plumbing for automatic washing machine. Wall mounted gas Vaillant boiler supplying central heating and domestic hot water. Door to



HALLWAY

Door to outside.

CLOAKROOM with WC.

Wide staircase with dark wood banister and balustrading and feature balster post rises to

FIRST FLOOR

LANDING

BEDROOM 1

4.92m x 5.51m into bay. Views over the garden. Two radiators. Range of fitted wardrobes.

BEDROOM 2

5.33m x 4.84m. into bay window to side. Feature fireplace. Wash basin. Coved ceiling. Picture rail.

BEDROOM 3

4.93m x 2.27m into bay. Overlooking gardens to the rear. Feature fireplace. Picture rail. Wash hand basin.

BEDROOM 4

1.83m x 3.86m. Window to side.

LARGE BATHROOM

2.08m x 3.83m. Panelled bath, pedestal wash hand basin and WC. Spacious corner shower cubicle. Fitted airing cupboard with factory lagged copper hot water cylinder and storage.

EXTERIOR

Gated access from Devons Road leads via long brick paved driveway to the side and rear of the property where there is a Detached Garage.

The front garden is mainly laid to lawn with patio and sitting areas, with an abundance of shrubs and feature palms.

The rear garden is mainly laid to level lawn. Brick built Outbuilding and adjoining Timber Shed.

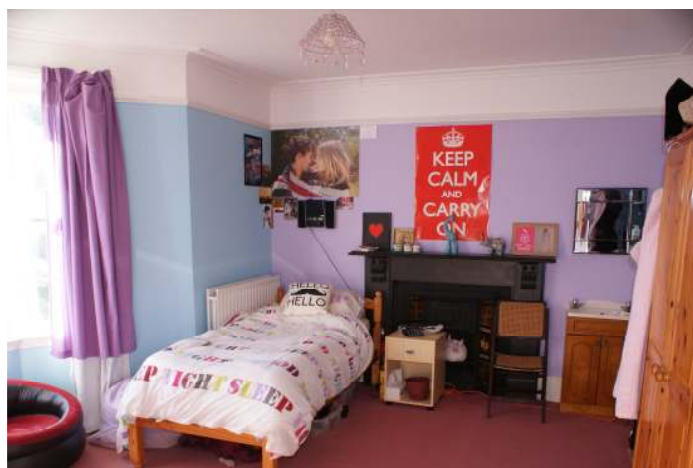
GENERAL INFORMATION

EPC

EPC Rating E-40.

COUNCIL TAX

Council Tax Band F. For information, we advise you to contact the Local Authority Torbay Council Tel.01803 207207.





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