



Lower Fairview Road, Devon, TQ6 9EE

£295,000



Here we have a family home we believe dating from the Edwardian era. Its design is typical of the era with a fine bay window in the Sitting room. All the better to enjoy the southerly views across town to the Dart and beyond. It has been in the same family for over 50 years. The house has double glazing and gas central heating. The property was re-roofed in the last 4 years but does require further updating. If you are looking for a home with sunny aspect, garden, the all important parking (we have a garage) withing close proximity to town than this is a home you should consider investing in

#### KEY FEATURES

- Sitting Room
- Dining Room
- Kitchen
- Back Room/Study
- 3 bedrooms
- Shower room
- Garage



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#### A walk around the house.

The centrally located front door opens into a small hall with stairs up and receptions rooms on either side. The Sitting Room has a bay window the front and has a fitted gas fire.

The Dining room has cupboards in the alcoves either side of the chimney breast. It opens into: The kitchen which has old scullery style cupboards either side of chimney breast. The remainder of the fitted units are more modern. With a single drainer sink, recess for a cooker (electric point), washing machine and tumble drier. Next we find the "Back Room". This could simply make a study, though it is need of replastering. Or you might like to consider conversion to a Utility room or extension of the kitchen.

Upstairs there are 2 double bedrooms and 1 single as well as the shower room. Bedroom1 has a bay window to the south. Here too is a vanity wash basin and the wardrobe/airing cupboard as well as further fitted bedroom furniture recessed back. Bedroom 2 shares its sunny aspect.

The angled door in 1 corner opens up to a walk in wardrobe. Bedroom 3 is to the rear with small original corner cupboards. The shower room has

WC, wash basin and a corner shower tray in white.

#### Outside.

The house is actually approached from the road at the rear. Steps lead down from the road to the house. To the front of the house is a dining terrace. Further steps lead down to 2 more levels of garden, largely lawn with trees and shrub planting. The garden is fenced around. Back at road level is the garage. This has an up and over door. There is also a handy store beneath accessed off the path down and a 2nd patio area behind the house.

#### ESSENTIAL INFORMATION.

**HEATING** The house has partial gas fired central heating with radiators in all the major rooms other than the Kitchen, Back Room and the Sitting Room. This is because the boiler is located here, being a back boiler integrated into the gas fire there.

The Airing Cupboard is home to the hot water cylinder with immersion heater, in the wardrobe in Bedroom 1.

**GLAZING** All the main windows and doors are uPVC double glazed except where stated otherwise.

**GAS PROVIDER** British Gas

**ELECTRICITY PROVIDER** .....

**WATER AND SEWAERAGE PROVIDER** SOUTH WEST WATER.





For more information, scan the QR code or visit the link below

#### DIRECTIONS:

Turn left out of our office in the Market Square before turning right into Victoria Road. Continue uphill, taking the 4th turning on the right into Lower Fairview Road. Continue up the road until you find the garage and steps down to number 16 on your right.

<https://www.winkworth.co.uk/sale/property/DRT260003>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

#### MATERIAL INFO

**Tenure:** Freehold

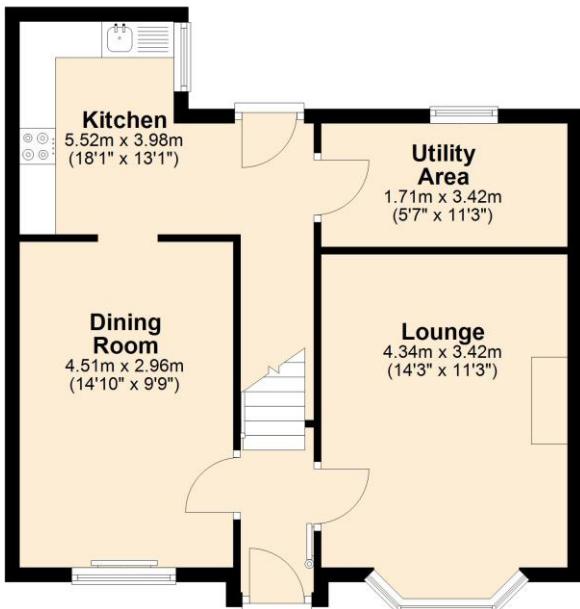
**Council Tax Band:** D

**EPC rating:**

Of Standard Construction.

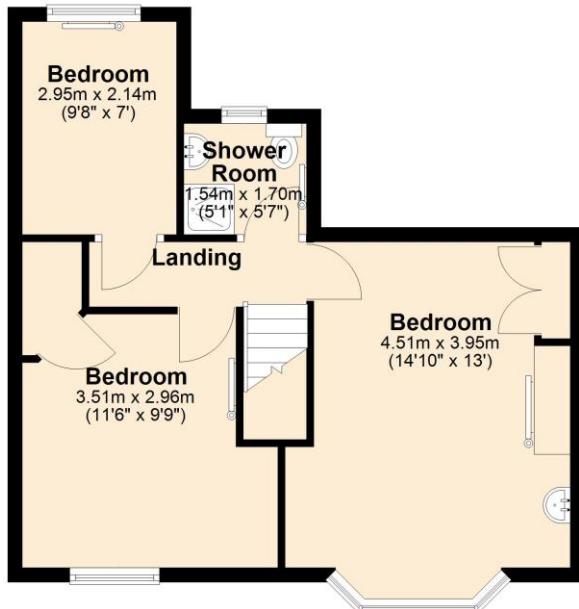
### Ground Floor

Approx. 50.0 sq. metres (537.7 sq. feet)

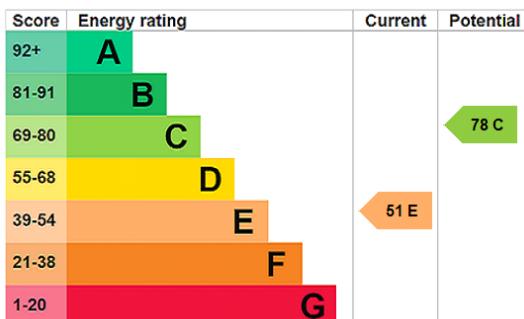


### First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)



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