

HUNT ROCHE

The Estate Agent

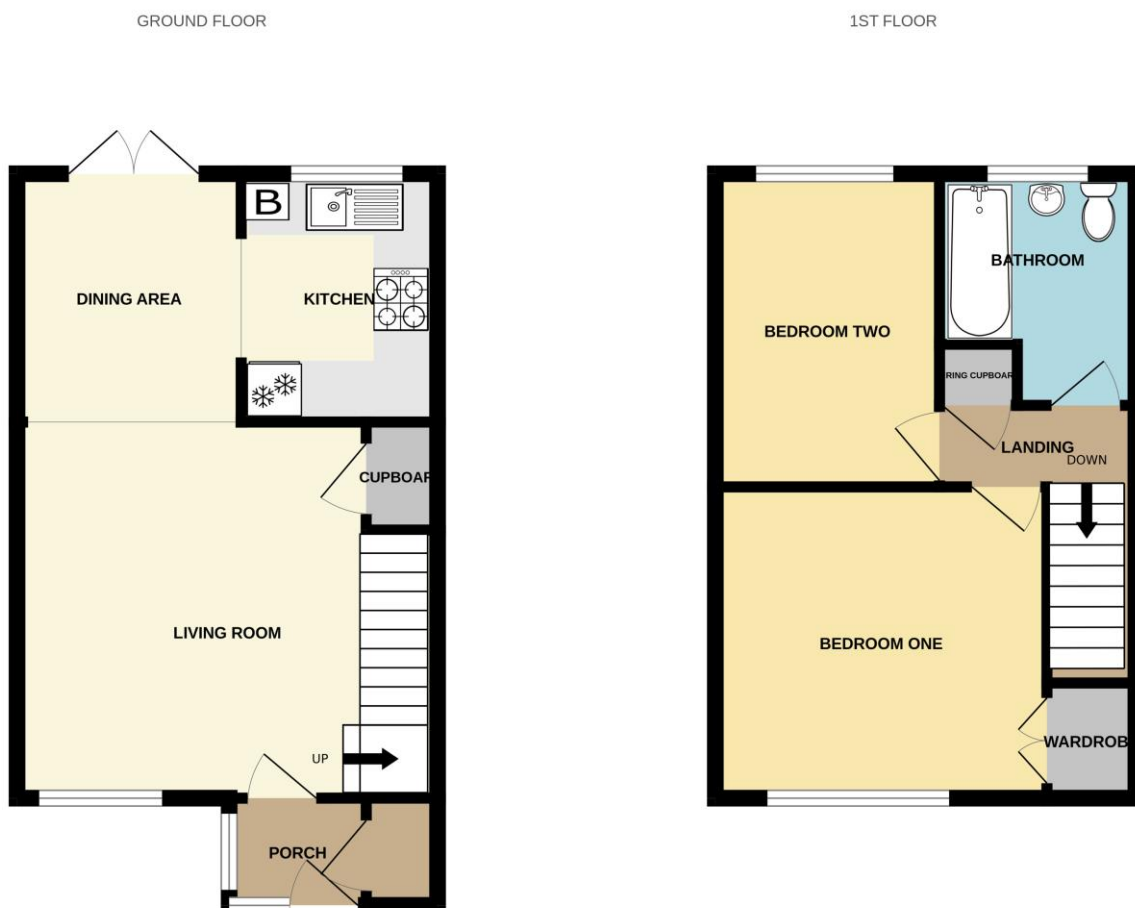


Asking Price: £320,000

9 Torrington, Desirable Bishopsteignton, Shoeburyness, Essex, SS3 8DD



A simply beautiful TWO DOUBLE BEDROOM semi detached home that has been updated to include a sensational bespoke Kitchen and Bathroom. The home is located on an unusually large plot and offers a generous size rear and side Garden together with parking for TWO VEHICLES to the side/rear of the home. Located within the desirable Bishopsteignton area this home is a MUST VIEW!



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **** Must View ** Truly impressive and well presented TWO DOUBLE BEDROOM semi detached home**
- **Dual aspect Entrance Porch**
- **Beautiful open plan Living Room/Diner**
- **Stunning recently installed coloured Kitchen with integrated fridge/freezer and washer/dryer**
- **Impressive larger than average 'wrap around' garden**
- **Allocated Parking located to the rear of the home for TWO VEHICLES**
- **Lovely location close to Shops, bus routes and railway links to London Fenchurch St**
- **A wonderful home - Arrange your viewing without delay!**



Entrance via: uPVC obscure double glazed door through to:

Dual aspect Entrance Porch: 6'1" x 2'11" (1.85m x 0.9m)

Obscure uPVC double glazed windows to side and front aspects. Panelled door cupboard housing utility meters. Solid wood flooring. Smooth plastered ceiling set with downlighters. Panelled door through to:

Open Plan Living Room/Diner: Overall measurement of 22'2" (6.76) x 14'7" (4.45) narrowing to 8' (2.44)



Living Room area: 14'8" (4.47) (including stairs) x 13'1" (4)

The Living area comprises uPVC double glazed Georgian style window to front aspect inset with feature made to measure shutter blinds. Stairs rising to first floor accommodation with panelled door to good size under stairs storage cupboard. Dado rail. Thermostat control. Radiator. Solid wood flooring. Coving to smooth plastered ceiling inset with pendant lighting.

Dining Room area: 9'6" x 7'8" (2.9m x 2.34m) Sliding uPVC double glazed sliding patio doors providing access to the rear garden. Dado rail. Radiator. Solid wood flooring. Coving to smooth plastered ceiling inset with pendant lighting. Open plan to;



Recently fitted Kitchen: 9'1" x 6'9" (2.77m x 2.06m) uPVC double glazed window to rear aspect. The beautiful Kitchen is fitted with a modern range of base and eye level with square edge working surfaces over inset with single drainer sink unit with mixer taps over. Matching worktop upstands/splashbacks. Built-in 'AEG' electric oven with four ring gas hob over with concealed extractor over. The integrated appliances include an upright fridge/freezer and undercounter washing machine/dryer. Concealed wall mounted 'Ideal' boiler. Laminate wood effect flooring. Smooth plastered ceiling.

The First Floor Accommodation Comprises

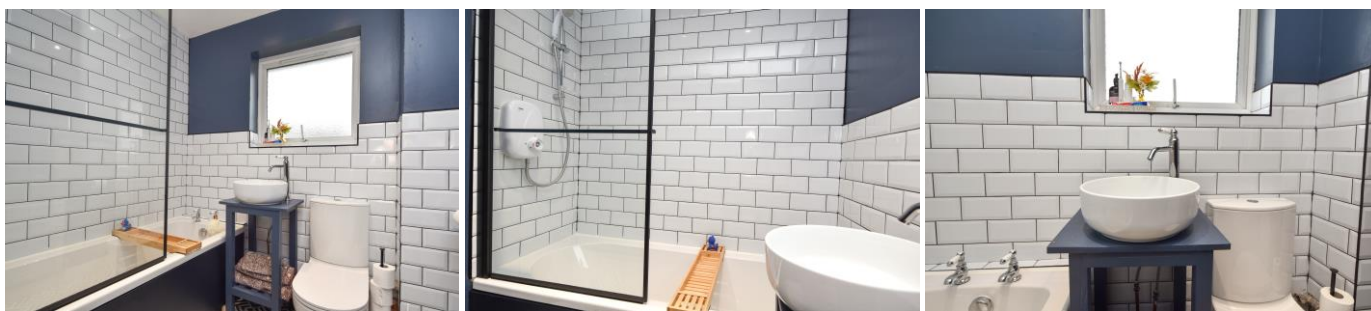
Landing: Panelled door to generous size airing cupboard with linen shelving. Panelled doors to all first floor rooms. Textured ceiling with access to loft space.



Main Bedroom: 11'4" x 10'10" (3.45m x 3.3m) uPVC double glazed Georgian style window to front aspect inset with feature made to measure shutter blinds. Feature wood panelling to dado height to bed-head area. Radiator. Pair of doors to recessed over-stairs cupboard/wardrobe. Textured ceiling.



Bedroom Two: 11'2" x 7'8" (3.4m x 2.34m) uPVC double glazed Georgian style window to rear aspect inset with feature made to measure shutter blinds. Radiator. Smooth plastered ceiling.



Stunning recently installed Bathroom: 8'1" (2.46) (reducing to 5'10" (1.78)) x 6'9" (2.06) (max)

Obscure uPVC double glazed window to rear aspect. The newly installed Bathroom suite comprises panelled enclosed bath with wall mounted 'Mira' electric shower with fitted shower screen, feature counter top circular ceramic wash hand basin with counter top mixer tap and dual flush wc. Radiator. Attractive 'London Brick' style tiling to three aspects. Feature tiled flooring. Smooth plastered ceiling set with downlighters and extractor fan.



To The Outside of the Property:

The rear garden is approached via the Dining area and commences with a decked pathway to the rear of the house which extends to the 'Side Garden' providing a large decked patio seating area of irregular shape with a sun trap decked patio area to side. Gated to front aspect. Lawned garden area. Fencing to boundaries. Outside water tap. External power sockets.

The Garden from the rear of the house measures approximately 28'10 x 30'0 with the 'Side decked patio seating area' measuring approx. (irregular shape) 22'9 (to maximum point) x 22'0


Located to the rear there is hardstanding providing off road Parking for TWO VEHICLES.

Further Lawned areas to the front and side aspects of the home.

PRELIMINARY DETAILS – AWAITING VERIFICATION

Council Tax Band C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 3/3/2025