



## 45 Crownhill Park, Torquay

Guide Price £240,000





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Torquay, Torquay

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Large Lounge/Diner
- Fitted Kitchen
- Modern Family Bathroom/WC
- Rear Garden
- Double Glazed
- Gas Central Heating





### Hallway

4' 1" x 27' 7" (1.25m x 8.40m)

Step into a bright and inviting entrance hall, finished with crisp white walls and stylish grey carpeting. The staircase rises neatly to the right, creating a clean and modern first impression that sets the tone for the rest of the home.

### Kitchen

9' 7" x 8' 4" (2.92m x 2.55m)

This stylish kitchen features a sleek, modern design with clean white cabinetry, dark worktops, and eye-catching patterned tile splashbacks. A four-ring gas hob is set into the counter, paired with a stainless steel extractor fan above. Dual aspect windows provide plenty of natural light, while the deep green walls add a bold, contemporary touch. Practical and well-laid-out, this kitchen offers ample storage and workspace – ideal for everyday cooking and entertaining.

### Living Room

12' 4" x 16' 2" (3.77m x 4.93m)

This bright and generously sized lounge features a large bay window that floods the room with natural light and offers pleasant views over the rear garden. A characterful fireplace adds a traditional focal point, complemented by crisp white walls and neutral carpeting throughout. An open square archway leads seamlessly into the adjoining dining area, creating a sociable and flowing living space ideal for both relaxing and entertaining.



### Dining Room

13' 5" x 10' 9" (4.10m x 3.27m)

Set to the rear of the home and accessed via a wide open archway from the lounge, this versatile dining space offers plenty of room for a full-size table and chairs. A large rear-facing window brings in natural light and offers a pleasant garden outlook, making it an ideal spot for both everyday meals

### Bedroom One

13' 5" x 10' 4" (4.09m x 3.16m)

A spacious and bright double bedroom positioned at the rear of the property, offering a peaceful retreat



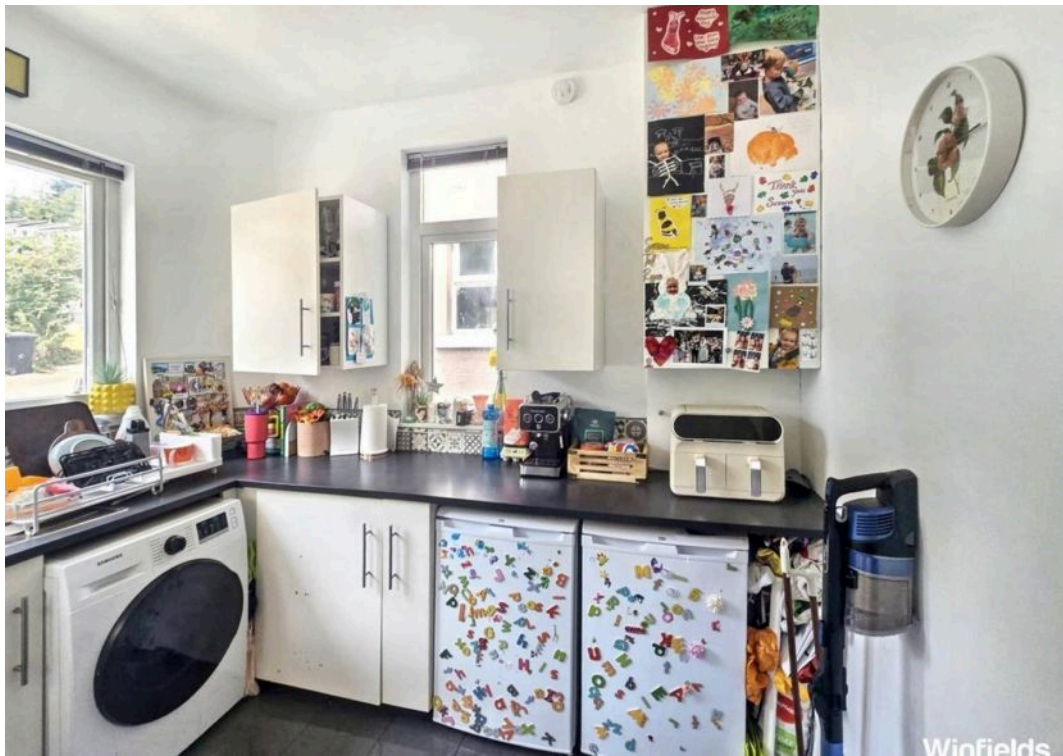


## GARDEN

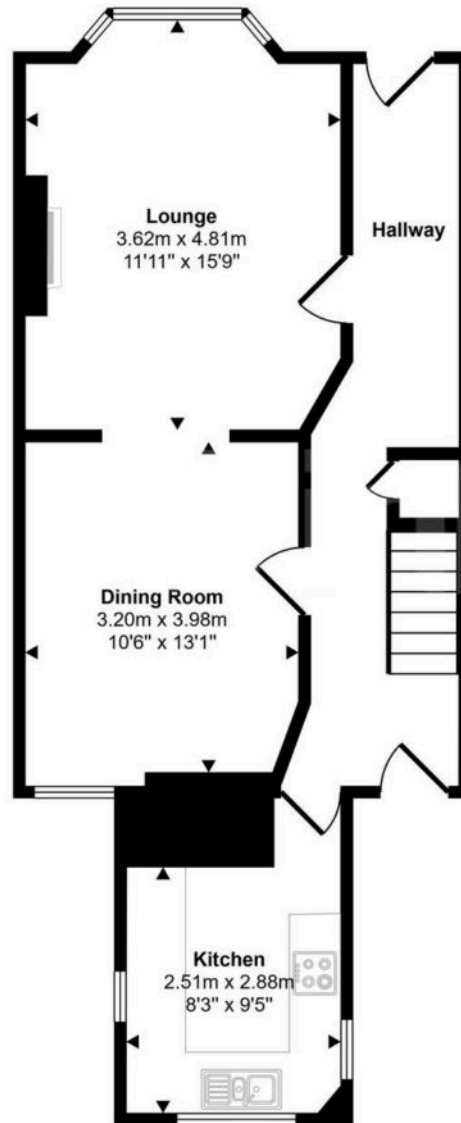
The property boasts a good-sized rear garden, offering plenty of space for outdoor relaxation, entertaining, or family play.



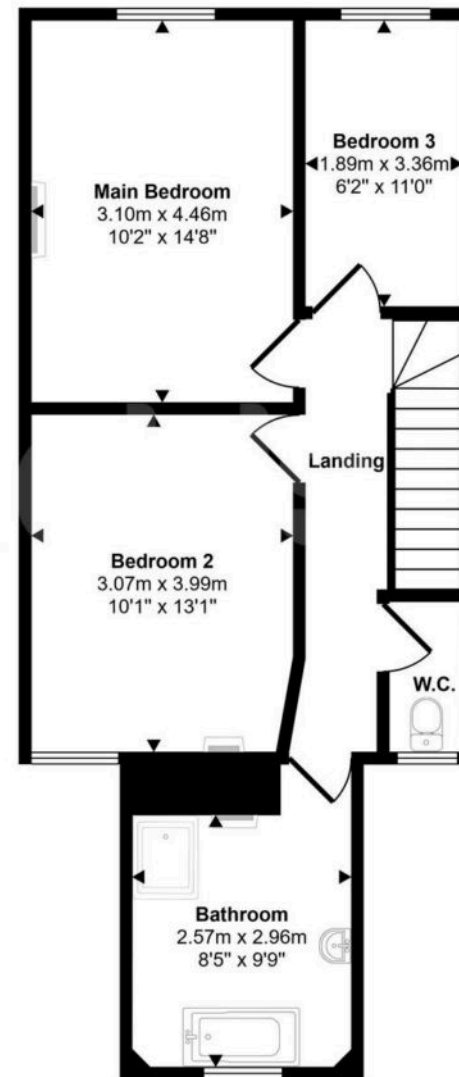




Approx Gross Internal Area  
107 sq m / 1153 sq ft



Ground Floor  
Approx 54 sq m / 579 sq ft



First Floor  
Approx 53 sq m / 574 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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