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01803 897321



Gargan & Hart

Estate Agents



Coach House Lane | Chelston | Torquay | TQ2 6HA

OIEO £250,000

Experienced Estate Agents working for you.

DESCRIPTION

Tucked away in a quiet and desirable location is this very individual and striking sandstone detached home. The property itself is ideally placed within easy walking distance of local shops on Walnut Road, including post office, butcher's and hairdresser's, and a gentle stroll from Torquay mainline train station and seafront promenade, with its array of shops, bars, restaurants and theatre. The picturesque Cockington Village, with its country park, is less than a mile away and arterial roads to Newton Abbot, Plymouth and Exeter are easily accessible, making this a great location for a holiday home or primary residence from which to enjoy all that the English Riviera has to offer!

The beautifully appointed and stylish accommodation is neutrally decorated throughout, with wood effect laminate flooring to the ground floor and contemporary fixtures and fittings, making it perfect for modern day living. Upon entry the light and airy entrance vestibule is open plan to the lounge/diner and kitchen/breakfast room, with a central staircase rising to the first floor. The spacious lounge/diner is full of natural light, courtesy of a floor to ceiling double glazed tilt 'n turn window, with matching side panels, and outlook to front. There is also access to a cloakroom/WC, cleverly tucked away under the stairs. A modern kitchen/breakfast room completes the ground floor level, fully equipped with a range of gloss fronted wall, base and drawer units, with integrated washing machine, dishwasher and electric cooker, and space for fridge freezer.

To the first floor three bedrooms and bathroom lead off a galleried landing, with hatch to roof void. Two of the bedrooms enjoy outlooks to the front; the third faces the rear. The bathroom incorporates a modern white suite comprising low level WC, bath with plumbed shower unit over, wash basin set in wall mounted vanity unit and useful built-in cupboard with shelving. Part ceramic tiling to the walls and a ceramic tiled floor complete the room.

Outside, to the front of the property there is a large hardstanding, enclosed by stone walling, offering off road parking for several vehicles, with raised flower and shrub bed to one side, security light and cold water tap. This area could easily be used as part parking/part terrace, if required. To one side there is access to a small courtyard area with light and power, making the low maintenance outside space perfect for al fresco entertaining!

GROUND FLOOR ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE/DINER

16' 05" x 15' 07" (5m x 4.75m)

CLOAKROOM/WC

KITCHEN/BREAKFAST ROOM

15' 07" x 11' 00 Max" (4.75m x 3.35m)

FIRST FLOOR ACCOMMODATION

BEDROOM 1

11' 01" x 10' 03" (3.38m x 3.12m)

BEDROOM 2

10' 01" x 7' 07" (3.07m x 2.31m)

BEDROOM 3

9' 11" x 7' 09" (3.02m x 2.36m)

BATHROOM

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Newton Road at the traffic lights near Torre Station turn into Avenue Road. Proceed over the next set of traffic lights and continue to the second set of traffic lights before turning right into Walnut Road. Proceed through the parade of shops before turning left into Old Mill Road. Turn immediately right into Coach House Lane where the property will be seen directly ahead.

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - C

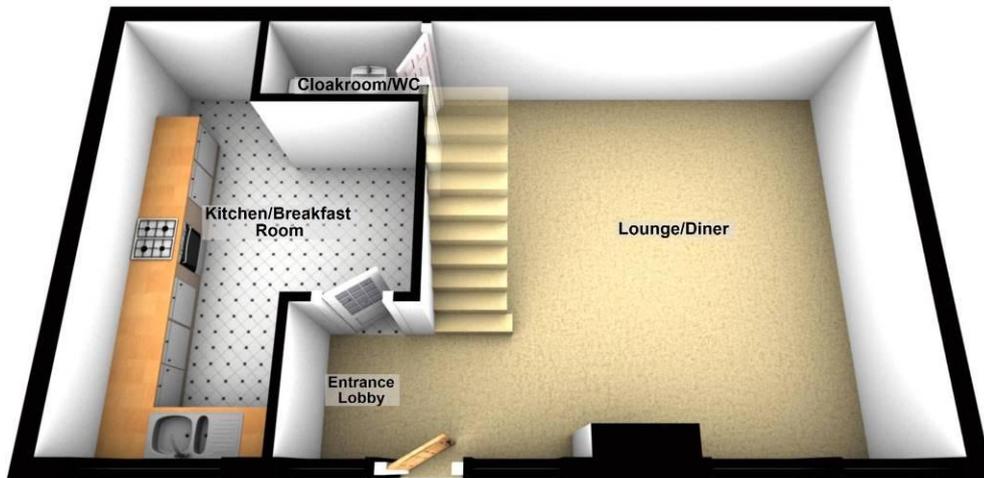
Local Authority - Torbay Council

EPC Rating - C

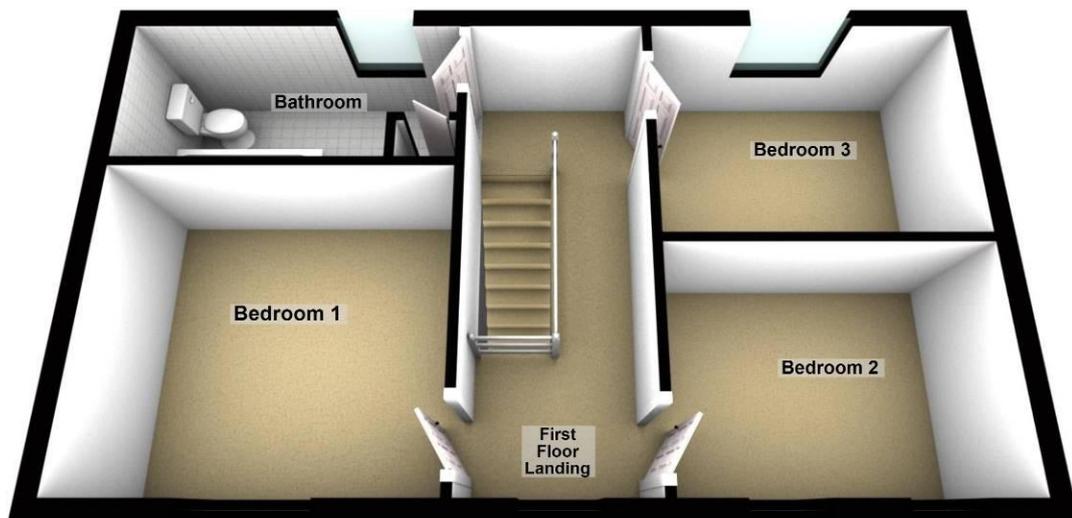


- Detached Individual Home
- Desirable Location
- 3 Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen/Breakfast Room
- Modern Bathroom & Separate Cloakroom/WC
- Off Road Parking
- Ideal Holiday Home

Ground Floor



First Floor



SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU