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Gargan & Hart

Estate Agents



Sherwell Valley Road | Torquay | TQ2 6ET

OIEO £240,000

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DESCRIPTION

Situated in the popular residential Sherwell Valley area of Chelston, Torquay is this fabulous semi-detached family home. The property itself is well placed for easy access to both Cockington and Sherwell Valley Primary Schools, the highly regarded Boys' and Girls' Grammar Schools, local parks and convenience shops on nearby Sherwell Valley Road and Hawkins Avenue. Arterial roads to Newton Abbot, Exeter and Plymouth are only a short drive away, as is Torquay town centre, mainline train station and seafront promenade, with its array of shops, bars, restaurants and theatre. The beautifully appointed accommodation has been stylishly decorated throughout and benefits from UPVC double glazing, gas fired central heating and low maintenance wood laminate flooring to all the principal rooms.

The property is accessed via steps up to an open fronted porch with outside light and main entrance door opening to a welcoming reception hall with stairway, incorporating useful built-in storage under, rising to the first floor. Doors lead off the reception hall to the principal rooms and ground floor WC with modern white suite. There are two spacious reception rooms – a bay fronted sitting room with outlook to the front and separate dining room with useful built-in shelving to chimney recesses and double glazed patio doors leading out to the rear. Completing the ground floor level is the kitchen which is full of natural light, served by two double glazed windows to the front and rear aspects. The room is well equipped with a range of contemporary fitments comprising wall, base and drawer units, with spaces for a range cooker, American style fridge freezer and dishwasher. There is also access to the rear garden from the kitchen.

To the first floor level there is a useful built-in linen cupboard and access to roof storage from the landing, as well as doors leading to the principal rooms. The master bedroom enjoys an outlook to the front, from its walk-in bay, and features a range of mirror fronted fitted wardrobes to one wall. Bedroom 2 also incorporates built-in wardrobes and overlooks the rear garden. Bedroom 3 is a good sized single bedroom and faces the front. The family bathroom, to the rear, is tiled from floor to ceiling and features a contemporary white suite, comprising a P-shaped bath with rain shower and shower attachment over, low level WC and vanity sink unit.

Outside, to the front of the property there is a driveway providing off road parking for two vehicles, with low maintenance loose stone planter boxes, providing a blank canvas for the gardening enthusiast! There is gated access from the side of the property leading to the rear garden which is enclosed by hedging and timber fencing, providing a good deal of privacy and seclusion. The garden has been attractively landscaped and is partly laid to a paved patio with steps up to a lawned area which, in turn, leads up to a further timber decked seating area with ornamental pond.

The garden enjoys a south west facing aspect and is perfect for al fresco entertaining! In addition, there are two timber built garden sheds, both with power and light.

Viewing of this superb family home is highly recommended to fully appreciate the excellent accommodation it offers!

GROUND FLOOR ACCOMMODATION

RECEPTION HALL

CLOAKROOM/WC

LOUNGE

13' 03" max x 12' 01" (4.04m x 3.68m)

DINING ROOM

11' 01" x 11' 03" (3.38m x 3.43m)

KITCHEN

9' 10" x 14' 05" max (3m x 4.39m)

FIRST FLOOR ACCOMMODATION

BEDROOM 1

13' 11" x 11' 06" to wardrobe (4.24m x 3.51m)

BEDROOM 2

11' 03" max x 11' 03" (3.43m x 3.43m)

BEDROOM 3

6' 11" x 7' 09" (2.11m x 2.36m)

FAMILY 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 turn into Shiphay Lane and continue into Shiphay Avenue before turning left at the mini roundabout into Upper Cockington Lane. Turn next left into Hawkins Avenue and proceed directly ahead into Sherwell Valley Road. The property will be seen some distance along to the right hand side.

ADDITIONAL INFORMATION

Tenure - Freehold

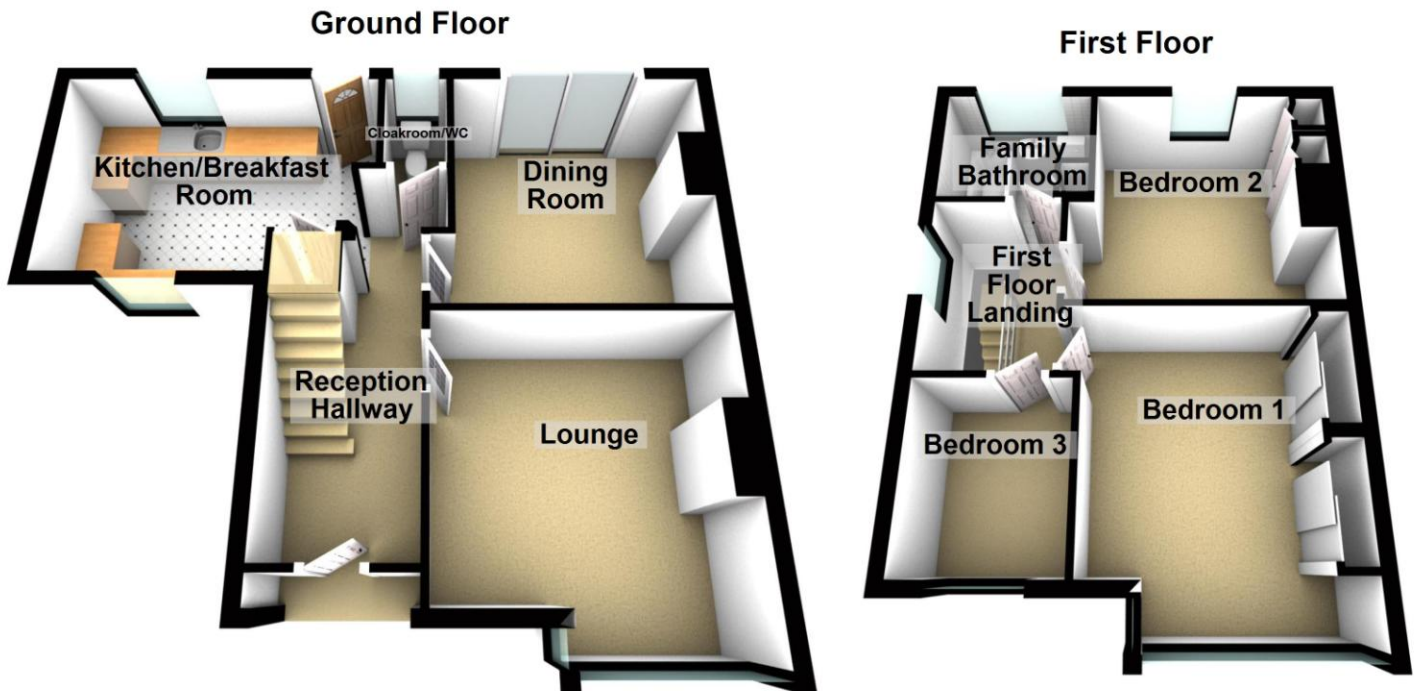
Council Tax Band - C

Local Authority - Torbay Council

EPC Rating - E



- Extended Semi-Detached Family Home
- Popular Location
- 3 Bedrooms & Contemporary Family Bathroom
- Bay Fronted Lounge & Separate Dining Room
- Modern Kitchen & Ground Floor Cloakroom/WC
- Gas Central Heating & UPVC Double Glazing
- Driveway Parking & Low Maintenance Front Garden
- Attractive South West Facing Rear Garden



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