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01803 897321



# Gargan & Hart

Estate Agents



Sanford Road | Torquay | TQ2 6AN

**£350,000**

Experienced Estate Agents working for you.





- Superb Period Family Home
- 4 Bedrooms (Master Ensuite)
- Bay Fronted Sitting Room
- Modern Kitchen & Dining Room
- Utility Room & Basement
- Privately Owned Solar Panels
- Gardens to Front, Rear & Side
- Driveway Parking & Garage

Occupying a sizeable corner plot and offering ample accommodation for the modern family is this beautiful period home. The property itself is conveniently located within the popular and sought after suburb of Chelston, Torquay and ideally placed within walking distance of local parks and shops/amenities on both nearby Old Mill Road and Walnut Road. A doctor's surgery and pharmacy are within easy access, as well as Cockington Primary School and Acorn's Pre-School. The highly regarded Torquay Boys' and Girls' Grammar Schools are at a distance of less than 2 miles and arterial roads to Newton Abbot, Exeter and Plymouth a short drive away. Torquay mainline train station and seafront promenade, with its array of shops, restaurants and theatre are just a gentle stroll away, making this the ideal location for a family home.

The accommodation is accessed from the front, via steps up to an open fronted entrance porch with outside light and main entrance door opening to a welcoming reception hall with stairway rising to the first floor. A further door and stairway descends to the basement. The ground floor level rooms are all accessible from the reception hall and comprise a spacious sitting room which is full of natural light,

provided by the front facing walk-in bay and further window to the side aspect. The room also incorporates picture rails, coving and a feature fireplace with fitted electric log burner and decorative surround. The kitchen and dining room are a particular feature of the property, with wood effect laminate flooring extending through the two rooms. The country style kitchen enjoys an outlook to the rear and is well equipped with a range of cream fronted wall, base and drawer units, with space for a 7 ring range style duel fuel cooker and dishwasher. A large archway divides the kitchen from the dining room which features a decorative period style open fireplace, walk-in bay to the front aspect and glazed door leading back to the reception hall. A utility room completes the ground floor level, with plumbing and space for automatic washing machine, tumble dryer and fridge freezer. The room is equipped with plenty of storage cupboards and ceramic tiled flooring. Door leads out to a courtyard with steps up to rear access gate and Innerbrook Road and French doors lead out to the other side of the property providing access to the attractive garden.





Three double bedrooms, a single bedroom/office, family bathroom, separate shower room/WC and ensuite shower room/WC are located to the first floor. The master bedroom enjoys an outlook to the front from its walk-in bay window and benefits from a modern ensuite shower room/WC. Bedroom 4 also features a walk-in bay with outlook to the rear, whilst the remaining bedrooms overlook the front and rear gardens respectively. The family bathroom comprises a modern white suite with feature freestanding roll top bath and shower attachment, pedestal wash basin and low level WC; the separate shower room/WC incorporates a shower cubicle with electric shower unit, pedestal wash basin and low level WC. In addition to the well proportioned accommodation, there is a fantastic and spacious basement area, with access to the front of the property, which is currently used as a workshop area but which could be converted into a snug, home office or playroom, if required.

Outside, to the front of the property the garden is partly laid to loose stone with feature inset ornamental trees and mature shrubs to borders.

A driveway, offering off road parking for one vehicle and access to the basement, leads to a garage with window, power and light. Steps and gate lead up to the attractively landscaped garden, enclosed by decorative timber fencing, hedging and stone walling, providing a good deal of privacy and seclusion. Partly laid to lawn and paved patio areas, with palms, inset loose stone flower beds, raised wooden planters and bricked paved paths. The garden also benefits from a feature timber pergola with pizza oven, outside lights and power making it perfect for family relaxation and al fresco entertaining!

Viewing of this excellent family home is highly recommended to fully appreciate the well presented accommodation it offers.

## 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. At the next set of traffic lights turn right into Old Mill Road. Proceed under the bridge before turning right into Sanford Road where the property will be seen some distance along to the left hand side.

## ADDITIONAL INFORMATION

Tenure - Freehold

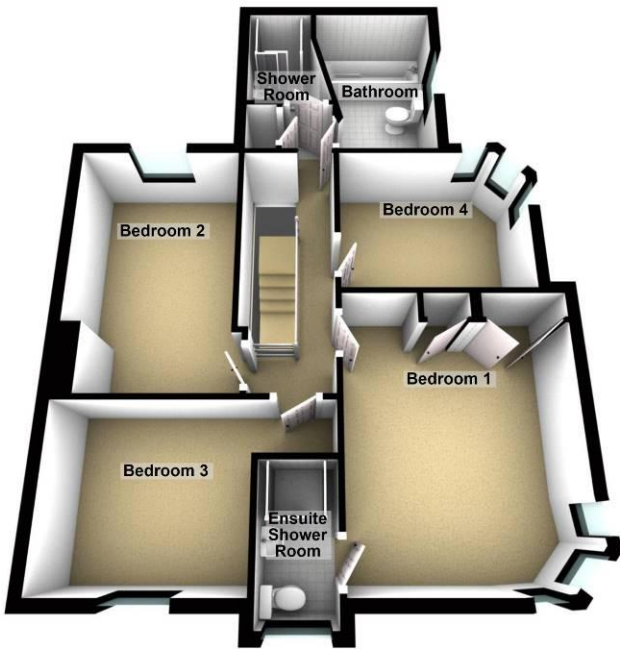
Council Tax Band - C

Local Authority - Torbay Council

EPC - C



First Floor



**GROUND FLOOR ACCOMMODATION**

**RECEPTION HALL**

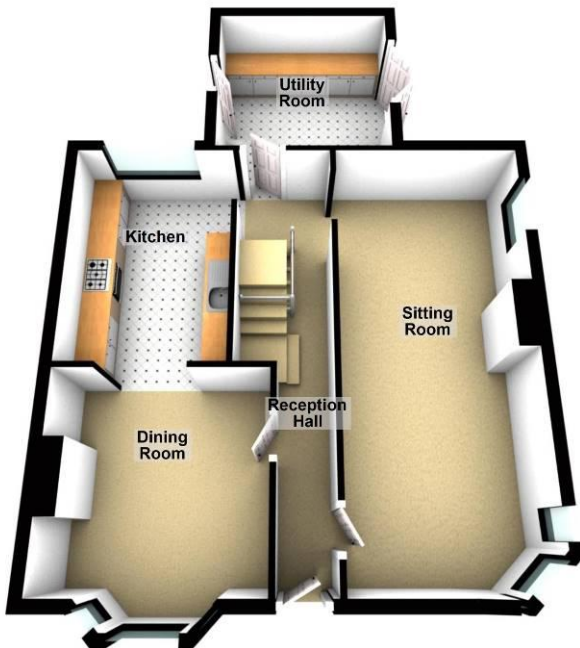
**SITTING ROOM**  
23' 08" x 10' 03" (7.21m x 3.12m)

**KITCHEN**  
8' 09" x 12' 02" (2.67m x 3.71m)

**DINING ROOM**  
11' 02" x 11' 01" (3.4m x 3.38m)

**UTILITY ROOM**  
9' 05" x 10' 01" (2.87m x 3.07m)

Ground Floor



**FIRST FLOOR ACCOMMODATION**

**BEDROOM 1**  
14' 09" x 9' 09" (4.5m x 2.97m)

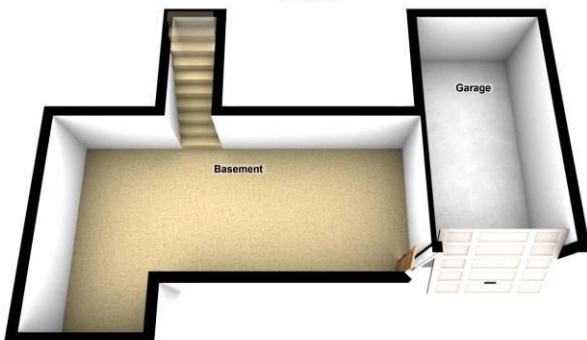
**ENSUITE SHOWER ROOM/WC**

**BEDROOM 2**  
14' 00" x 8' 10" (4.27m x 2.69m)

**BEDROOM 3**  
9' 07" x 9' 04" (2.92m x 2.84m)

**BEDROOM 4**  
10' 10" max x 8' 02" (3.3m x 2.49m)

Basement



**LOWER GROUND FLOOR ACCOMMODATION**

**BASEMENT**



**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).