

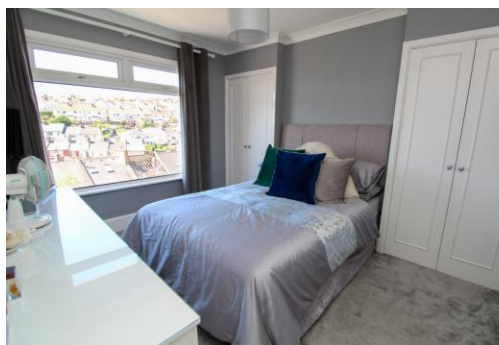
www.garganandhart.co.uk

01803 897321



# Gargan & Hart

Estate Agents



Blindwylle Road | Torquay | TQ2 6AE

**£220,000**

Experienced Estate Agents working for you.



This spacious semi-detached family home is conveniently situated in the popular suburb of Chelston, Torquay and is ideally placed within walking distance of local parks and shops/amenities on both Old Mill Road and Walnut Road. A doctor's surgery and pharmacy are within easy reach, 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 exploring all that the English Riviera has to offer!

The property itself sits in an elevated position and enjoys far reaching views over Chelston, with distant sea views towards Berry Head. The tastefully presented accommodation is arranged over two floors with the main entrance opening to a welcoming reception hall with stairway rising to the first floor and doors leading to the lounge/dining room and kitchen. The lounge is open to the dining room, making it ideal for entertaining, and enjoys plenty of natural light from its walk-in front facing bay window and sliding patio doors to the rear of the dining area. The lounge features an open fireplace with decorative surround; the dining room incorporates useful built-in shelving to chimney recesses. The kitchen again is lovely and light, courtesy of a window to the side and door with window to side leading out to the rear. The room is well equipped with a range of modern wall, base and drawer units with integrated appliances and space for electric cooker. To the first floor two double bedrooms, a good sized third bedroom and family bathroom lead off the landing with window to side aspect. The master bedroom and bedroom three enjoy far reaching views over Chelston from the front, with sea glimpses towards Berry Head. Bedroom two and the family bathroom overlook the rear garden. All of the bedrooms incorporate useful built-in wardrobes/storage space. The contemporary family bathroom is fully tiled to two walls and comprises a modern white suite including low level WC, vanity wash basin and panelled bath with shower over. In addition, there is useful built-in airing cupboard and hatch to roof void.

Outside, to the front, a path with steps gently winds up to the main entrance with outside light and a small gravelled garden area; with further path to one side and gate leading to the rear. The front garden is well stocked with mature shrubs and flowers and stone walling to boundary. To the rear the tiered garden has been attractively landscaped with steps leading up to the different levels. The garden is perfect for any green-fingered enthusiast and incorporates plenty of mature flowers and shrubs, a vegetable garden and lawned area from which far reaching views over Chelston can be enjoyed, with distant sea views towards Berry Head. In addition, there is a greenhouse, garden shed, outside tap and brick built store, with light and power.

Viewing of this superb 'ready to move into' family home is highly recommended to fully appreciate the excellent accommodation it offers.

## GROUND FLOOR ACCOMMODATION

### RECEPTION HALL

### LOUNGE

12' 08" x 11' 06" (3.86m x 3.51m)

### DINING ROOM

9' 10" x 8' 11" (3m x 2.72m)

### KITCHEN

12' 01" x 8' 03" (3.68m x 2.51m)

## FIRST FLOOR ACCOMMODATION

### LANDING

### BEDROOM 1

11' 04" x 10' 04" (3.45m x 3.15m)

### BEDROOM 2

10' 04" x 10' 03" (3.15m x 3.12m)

### BEDROOM 3

8' 06" x 8' 02" (2.59m x 2.49m)

### FAMILY BATHROOM

## ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - C

Local Authority - Torbay Council

EPC - E

## VIEWING ARRANGEMENTS

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

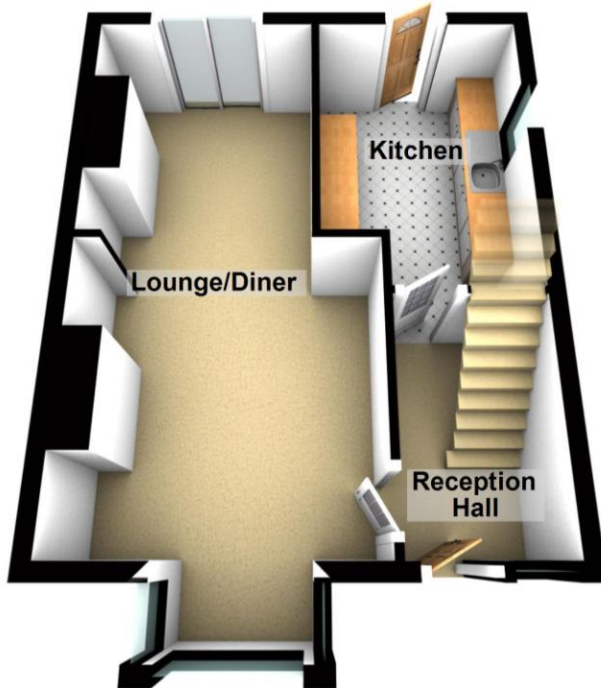
## DIRECTIONS

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 and proceed under the bridge before turning right into Mallock Road. Proceed alongside the park before turning right into the continuation of Mallock Road, continuing some distance before turning right into Blindwylle Road where the property will be seen along to the right hand side.



- Spacious Family Home
- Popular Location
- 3 Bedrooms
- Bay Fronted Lounge & Dining Room
- Modern Kitchen
- Contemporary Family Bathroom
- Attractive Gardens to Front & Rear
- No Onward Chain

## 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