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01803 897321



# Gargan & Hart

Estate Agents



Burridge Road | Chelston | Torquay | TQ2 6LZ

**OIEO £325,000**

Experienced Estate Agents working for you.

This spacious and extended semi-detached family home occupies a good sized corner plot within the popular and sought after suburb of Chelston, Torquay and enjoys lovely far reaching views over the surrounding area. The property itself is 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, Acorn's Pre-School and the highly regarded Torquay Boys' and Girls' Grammar Schools. Arterial roads to Newton Abbot, Exeter and Plymouth are only a short drive away, as is Torquay mainline train station and seafront promenade, with its array of shops, restaurants and theatre, making this the ideal location for a family home.

The beautifully appointed accommodation has been completely modernised and refurbished by the current owners, during their tenure since 2018, and the current layout is perfect for today's modern family living. The property is accessed from the front, via a path to an open fronted entrance porch and main entrance door opening to a fantastic open plan lounge/diner/kitchen with stairway rising to the first floor and useful open storage under. The ground floor open space is modern and stylish and full of natural light, courtesy of a front facing walk-in bay to the lounge area and further windows facing the rear and side in the dining and kitchen areas. The kitchen has a contemporary feel to it and is equipped with plenty of complementary modern light grey and charcoal wall, base and drawer units, in addition to a large breakfast bar with feature pendant lighting, making it the ideal space in which to entertain or relax with family and friends. A useful cloakroom/WC and outside porch, with steps down to the garden, complete the ground floor accommodation.

To the first floor level there is a glazed window to the side aspect and access to roof storage from the landing, as well as doors leading to the principal rooms. The spacious master bedroom has views to the front from its walk-in front facing bay and incorporates built-in wardrobes to one wall. Bedroom 2, another spacious double bedroom, overlooks the rear and bedroom 3 is a good sized room, full of natural light courtesy of its front facing window and side facing walk-in boxed bay, complete with window seat. A contemporary family bathroom, with feature tiled and wooden cladding to walls and floor, completes the first floor level.

Outside, to the front of the property a path leads to the main entrance. The garden has been attractively landscaped and is partly laid to raised flower and shrub beds and a lawned area. There is a further large enclosed paved patio, perfect for al fresco entertaining! Steps lead down from the patio to a courtyard area, with outside tap and light, providing access to the basement, garden store. The basement is currently arranged as a workshop and utility room, each with its own access; however the space could be reconfigured to provide a home office or hobbies room. Completing the outside is an additional area, laid to paving and loose stone, providing off

road parking for one vehicle, which is accessed from nearby Boundary Road.

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

### GROUND FLOOR ACCOMMODATION

#### **OPEN PLAN LOUNGE/DINER/KITCHEN**

##### **LOUNGE AREA**

**14' 02" To Bay" x 17' 04" Max" (4.32m x 5.28m)**

##### **DINING AREA**

**11' 10" x 11' 02" (3.61m x 3.4m)**

##### **KITCHEN AREA**

**18' 00" Max" x 9' 11" Max" (5.49m x 3.02m)**

##### **CLOAKROOM/WC**

**2' 11" x 4' 01" (0.89m x 1.24m)**

### FIRST FLOOR ACCOMMODATION

##### **BEDROOM 1**

**14' 00" To Bay" x 11' 02" (4.27m x 3.4m)**

##### **BEDROOM 2**

**11' 02" x 11' 11" (3.4m x 3.63m)**

##### **BEDROOM 3**

**6' 10" x 10' 01" To Bay" (2.08m x 3.07m)**

#### **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.

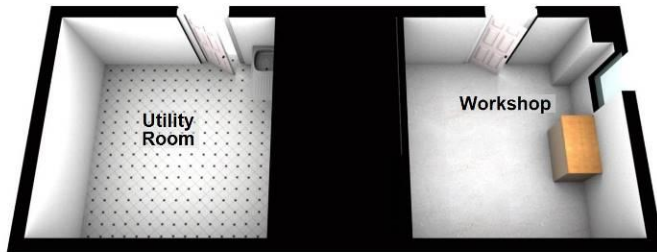
#### **DIRECTIONS**

From Avenue Road, Torquay, at the traffic lights turn into Old Mill Road, continuing between the parade of shops before turning right into Sherwell Lane. At the crossroads turn left into Sherwell Hill and continue into Boundary Road. Turn right at the top of Boundary Road where the property will be seen immediately to the right hand side.

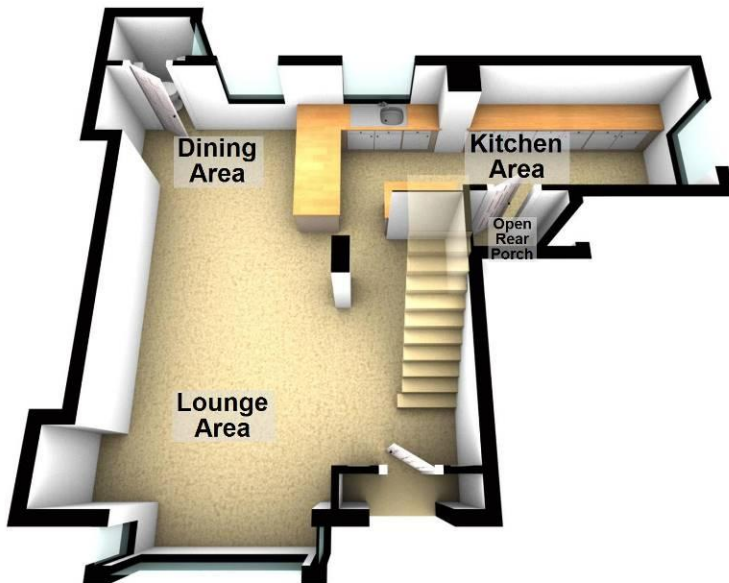


- Extended Semi-Detached Family Home
- Popular Location
- Fantastic Open Plan Lounge/Diner/Kitchen
- 3 Bedrooms
- Modern Family Bathroom
- Ground Floor Cloakroom/WC
- 2 Versatile Basement Rooms
- Attractive Gardens & Off Road Parking

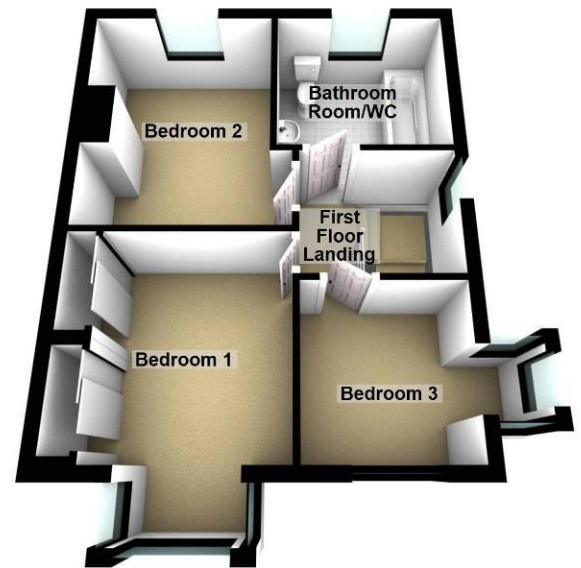
## Basement



## Ground Floor



## First Floor



**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. 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