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Gargan & Hart  
Estate Agents



Burridge Road | Chelston | Torquay | TQ2 6LN

**£350,000 - £375,000**

Experienced Estate Agents working for you.

#### MAIN ENTRANCE

UPVC obscure double glazed stable style main entrance door opening to:-

#### OPEN PLAN RECEPTION/KITCHEN/DINING ROOM

**14' 03" max x 18' 04" max (4.34m x 5.59m)**

A newly refurbished bright and open space with stairway to first floor and storage cupboard under, wood effect luxury vinyl flooring extending to:-

#### KITCHEN AREA:-

UPVC double glazed window with outlook over attractive rear garden, modern range of fitments comprising high gloss white, base and drawer units with quartz work surfaces and matching upstands, inset Belfast sink unit with mixer tap, integrated dishwasher and space for fridge/freezer. Inset four ring induction hob with extractor unit over, built-in eye level electric double oven. Matching island with cupboards under, three feature pendant downlights, recessed spotlights to ceiling.

#### DINING AREA:-

UPVC double glazed French doors leading out to the utility area and Cloakroom/WC, further multi-glazed door leading to Lounge. Feature fireplace with tiled inlay and gas point, wall mounted contemporary vertical radiator, picture rail, TV aerial point, wood effect luxury vinyl flooring.

#### UTILITY AREA

UPVC double glazed door, with matching windows to either side leading out to the rear garden, wall light point, work surface with plumbing for automatic washing machine, and space for tumble dryer. Door into:-

#### CLOAKROOM/WC

Modern white suite with low level WC, wash basin set in vanity unit with storage under, wall mounted electric towel rail, UPVC double glazed window to rear.

#### LOUNGE

**18' 03" max x 13' 04" max (5.56m x 4.06m)**

A spacious light and airy room with walk-in bay window, UPVC double glazing and outlook to front with lovely views over Chelston, towards St Marychurch and beyond. Further UPVC double glazed corner window to front and side aspects. Feature wall mounted electric fire, built-in shelving units to chimney recess, wall mounted contemporary vertical radiator, TV aerial point, wood effect luxury vinyl flooring.

#### FIRST FLOOR LANDING

UPVC double glazed window to side aspect, hatch to roof void, picture rail. Doors to principal rooms.

#### BEDROOM 1

**13' 09" into bay x 11' 00" (4.19m x 3.35m)**

A spacious double bedroom with bespoke fitted dressing table to bay window, UPVC double glazing and lovely views

over Chelston, towards St Marychurch and beyond, radiator, TV aerial point, built-in wardrobes to chimney recess, wood effect laminate flooring.

#### BEDROOM 2

**10' 01" x 11' 00" (3.07m x 3.35m)**

Another spacious double bedroom with UPVC double glazed window and attractive views over rear garden, radiator, TV aerial point, telephone point, built-in wardrobe to chimney recess, wood effect laminate flooring.

#### BEDROOM 3

**6' 11" x 5' 01" (2.11m x 1.55m)**

UPVC double glazed corner window to front and side aspects, built-in wardrobe with hanging rail and shelving, radiator, TV aerial point, wood effect laminate flooring.

#### SHOWER ROOM

UPVC obscure double glazed corner window to rear and side aspects, modern white suite comprising walk in shower with plumbed rain shower and panelling to surround, low level WC, wash basin with mixer tap set in vanity unit with cupboard under, radiator. Cupboard housing gas fired boiler servicing domestic hot water and central heating system, part ceramic tiling to walls.

#### OUTSIDE

To the front of the property the garden has been attractively landscaped, for ease of maintenance, to two level loose stone with stone walling to boundaries. A generously sized hard standing offers off road parking for two vehicles, or would be perfect for a motorhome, caravan or boat! In addition, there is a long driveway, offering off road parking for several vehicles, leading up to open covered main entrance area with outside light, glazed window to one side and access to:-

#### TANDEM GARAGE/WORKSHOP

**30' 00" approx x 8' 04" (9.14m x 2.54m)**

Metal up and over door with UPVC French doors leading out to the garden and glazed windows to the rear. Light, power and sink.

The south facing rear garden has been beautifully landscaped to a lovely enclosed paved patio area with outside light, offering a good deal of privacy and seclusion - ideal for al fresco entertaining! Steps lead up to an additional large paved patio seating area with pergola and timber fencing to surround. An access gate leads through to a further garden area with raised vegetable patches - perfect for the gardening enthusiast!

#### ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - C

Local Authority - Torbay Council

EPC Rating - D



Set in an elevated position and enjoying lovely views over Chelston, towards St Marychurch and beyond is this spacious and recently refurbished semi detached family home. The property is located within easy reach of local shops, main line railway station and highly regarded schools; Torquay town centre and seafront promenade are also easily accessible. The tastefully presented accommodation comprises a lovely open plan reception/kitchen/dining room, spacious bay fronted lounge, cloakroom/WC and utility area. To the first floor there are three bedrooms and a modern shower room. The property also benefits from gas fired central heating and UPVC double glazing. Outside there are attractive, newly landscaped gardens to the front and rear, a large hard standing – perfect for a motor home, caravan or boat plus a driveway offering off road parking for several vehicles leading to a tandem garage/workshop. Viewing of this superb home is highly recommended to fully appreciate the excellent family sized accommodation on offer!



## 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 left at the next junction into Burridge Road where the property will be seen a short distance along to the right hand side.

**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