



High Noon, 11 Briwere Road, Torquay, TQ1 4DU
Guide Price: £349,950 Tenure: Freehold



High Noon, 11 Briwere Road, Torquay, TQ1 4DU

A Well Presented and Spacious Three Bedroom Dormer Bungalow

- Popular Residential Location Close To Both Grammar Schools & Torbay Hospital
- Lounge / Dining Room With Parquet Flooring
- Fitted Kitchen With Built In Appliances
- Ground Floor Bedroom, Bathroom & Separate WC
- Two Further First Floor Double Bedrooms
- Shower Room / WC
- uPVC Double Glazing & Gas Central Heating
- Parking For Up To 3 Cars & Single Garage With Electrically Operated Roller Shutter Door & Mezzanine Storage Level
- Easily Maintained Front & Rear Gardens
- EPC Rating: D



A Bright and Airy Three Bedroom Detached Dormer Bungalow With Ample Parking & A Single Garage, Located Close To Both Grammar Schools...

A spacious 3 bed detached dormer style bungalow with accommodation briefly comprising entrance vestibule opening to reception hallway with useful storage area, downstairs cloakroom/wc, separate downstairs bathroom/wc, spacious lounge/diner with access to the front timber decked sun terrace and modern fitted kitchen with wood block work surfaces and integrated appliances. On the first floor there are 2 further double bedrooms and a modern fitted shower room/wc. Outside there is parking for up to 3 cars with the driveway leading to a single garage with electrically operated roller shutter door & mezzanine storage level. From the lounge/diner there is access to an enclosed front terrace offering a good deal of privacy. In the rear garden which is enclosed by mature hedging, there is a covered area and steps lead up to a level garden laid to artificial grass and timber decked with a further raised garden area.



High Noon is located in a desirable residential area situated within easy access of highly regarded local schools, including Torbay Boys and Girls Grammar Schools.

The ever popular Wren Retail Park is also within close proximity, with its fantastic array of supermarkets, home furnishing stores and more. Only a short drive away is the beautiful Torquay seafront and deep water marina, with their enviable selection of restaurants, cafes, shops, facilities and amenities.

An internal viewing is highly recommended to fully appreciate the size, position and condition this property boasts.



What3Words

UPRN:

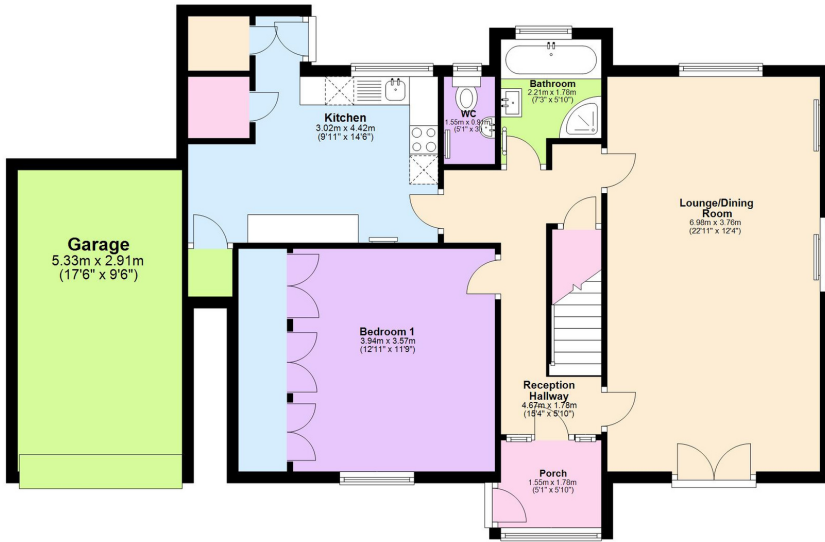
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agents notes:

Council Tax Band: D

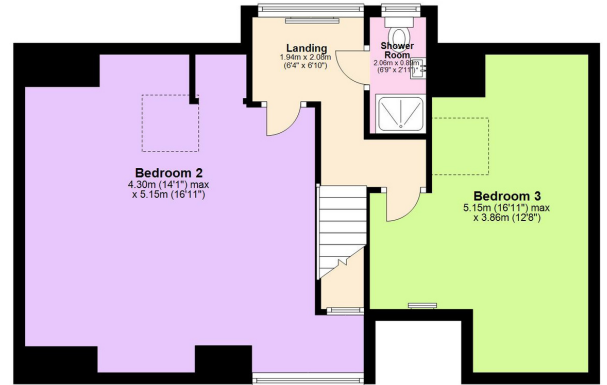
Ground Floor

Approx. 95.9 sq. metres (1032.7 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



Total area: approx. 128.5 sq. metres (1382.9 sq. feet)

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