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01803 897321



# Gargan & Hart

Estate Agents



Courtland Road | Torquay | TQ2 6JS

**£350,000**

Experienced Estate Agents working for you.

A wonderful opportunity to acquire a spacious three bedroom semi-detached family home set within a cul-de-sac location in the highly sought after and popular residential area of Shiphay. The property itself, which is being offered for sale CHAIN FREE, is conveniently situated within close proximity of the highly regarded Torquay Boys' and Girls' Grammar Schools, Sherwell Valley Primary School and Torbay Hospital. Torquay town centre and harbour, with its array of bars, restaurants, shops and theatre, together with arterial roads to Newton Abbot, Exeter and Plymouth are all also just a short drive away, making this the ideal location for young families wishing to explore all that the English Riviera has to offer!

The accommodation, which has been beautifully presented and neutrally decorated throughout, is approached from the front via steps and path up to an enclosed main entrance porch, with sliding door and adjoining glazed panel, opening to a welcoming reception hall with stairway to the first floor and doors leading to the principal rooms. The ground floor layout comprises a lovely light and airy sitting room with feature fireplace and large picture window facing the front. A separate dining room provides access to the rear garden, via glazed sliding patio doors, making it perfect for al fresco dining! The kitchen is modern and well equipped with a range of wall, base and drawer units and window to the rear, providing plenty of natural light. A multi-glazed door leads from the kitchen to a useful conservatory/utility area, with large picture window overlooking the rear garden, and further door leading out to the rear. Completing the ground floor level is a spacious modern family bathroom and two useful built-in understairs storage cupboards.

To the first floor there are two double bedrooms and a further good sized single bedroom. The master bedroom benefits from a large picture window overlooking the front, a range of floor to ceiling built-in wardrobes to one wall and a modern ensuite with toilet and sink. Bedrooms two and three also benefit from large picture windows, both with outlooks to the rear.

Outside, to the front of the property, there is shared driveway leading to an integral garage. The front garden is predominantly level and laid to lawn with path to one side leading to the rear. A further lawned area gently slopes down to the front boundary wall and is stocked with mature flowers and shrubs. The rear garden has been attractively landscaped, comprising an enclosed patio area with steps up to further seating areas, laid to paving and loose stone. An additional lawned area completes the garden, making it perfect for all the family to enjoy!

Viewing of this superb home is highly recommended to fully appreciate the excellent accommodation and family friendly location it offers.

## GROUND FLOOR ACCOMMODATION

### RECEPTION HALL

### SITTING ROOM

16' 04" x 12' 00 Max" (4.98m x 3.66m)

### KITCHEN

10' 10" x 9' 04" (3.3m x 2.84m)

### CONSERVATORY

4' 05" x 9' 04" (1.35m x 2.84m)

### DINING ROOM

7' 10" x 9' 11" (2.39m x 3.02m)

### BATHROOM

## FIRST FLOOR ACCOMMODATION

### FIRST FLOOR LANDING

### BEDROOM 1

10' 11" x 15' 00" (3.33m x 4.57m)

### ENSUITE WC

### BEDROOM 2

10' 05" x 10' 11" (3.18m x 3.33m)

### BEDROOM 3

7' 01 Max" x 10' 01" (2.16m x 3.07m)

## LOWER GROUND LEVEL

### GARAGE

## ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - D

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 turn into Shiphay Lane and continue into Shiphay Avenue before turning left at the mini roundabout into Upper Cockington Lane. Proceed along this road before turning right into Courtland Road where the property will be seen some distance along to the far end of the cul-de-sac on the right.

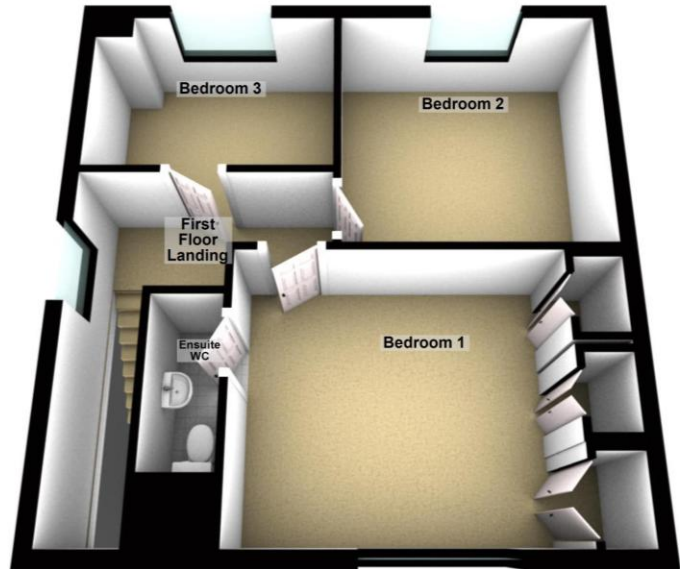


- Semi-Detached Family Home
- Sought After Residential Location
- Spacious Sitting Room & Separate Dining Room
- Modern Kitchen & Conservatory/Utility
- 3 Bedrooms (Master Ensuite WC) & Family Bathroom
- Attractive Gardens to Front & Rear
- Integral Garage & Driveway Parking
- CHAIN FREE

Ground Floor



First Floor



Basement



**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