



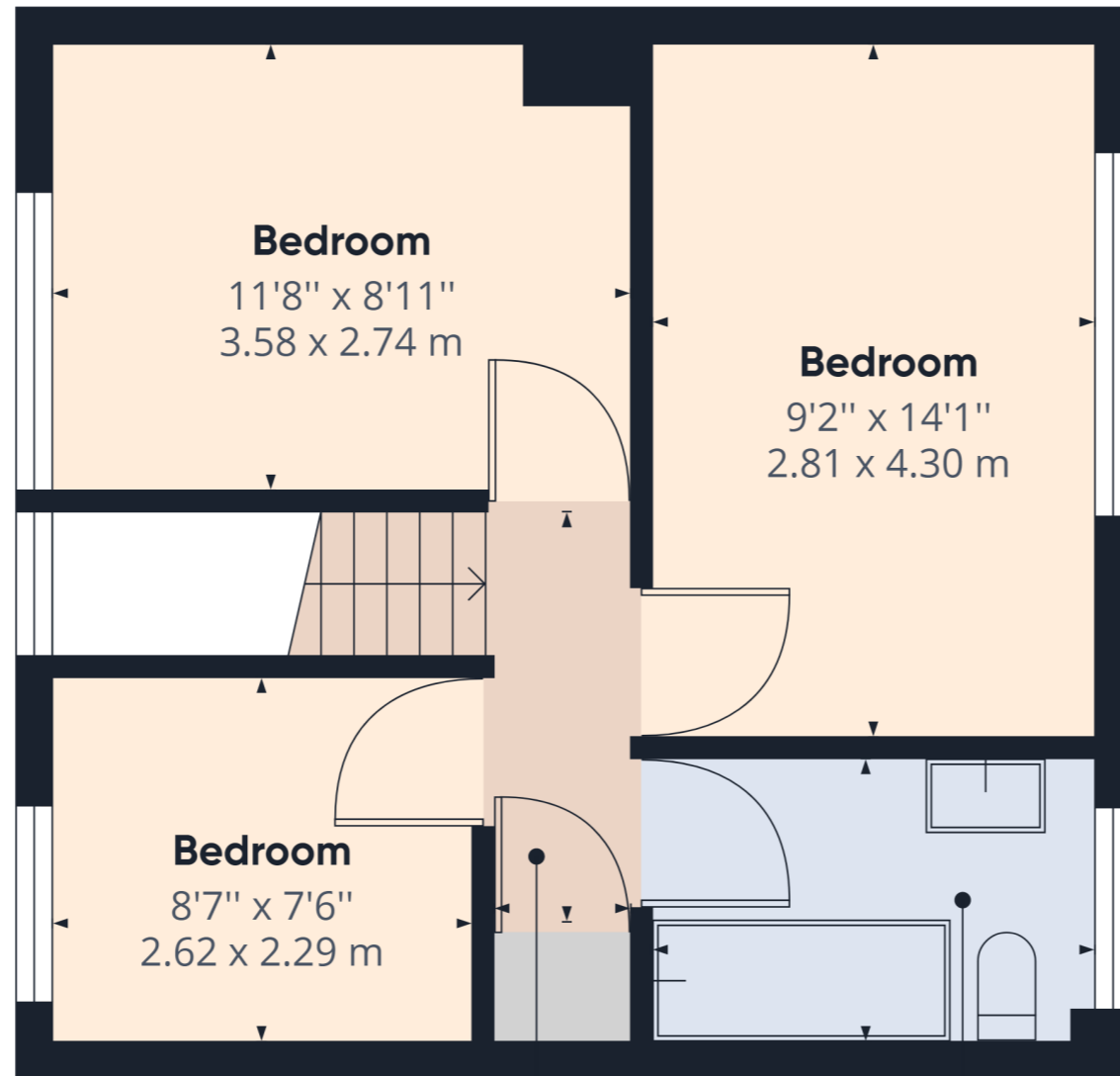
Ridgewater

Local • Independent • Experts

**3 Bedroom End Terrace House for Sale in Chelston,
Torquay**

£265,000

FLOOR PLAN



Floor 1

Approximate total area⁽¹⁾
385.06 ft²
35.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

FLOOR PLAN



DESCRIPTION

A three bedroom house situated in this popular residential area and enjoys open outlooks to the front across the surrounding area towards the school fields of the Grammar Schools and Shiphay Manor. The house is within a few minutes walk of the local shops in Queensway, with further shops and amenities in nearby Sherwell Valley Road. There are schools for all age groups within the surrounding area including the primary school opposite and the Boys' and Girls' Grammar Schools just a short walk away. Torbay Hospital is nearby and there is good access by road to the neighbouring towns of Paignton and Newton Abbot. The property benefits gas fired central heating and double glazing. Outside there is driveway parking, an integral garage and gardens to the front and rear.

Accommodation.

Obscure double glazed door and side window opening to the

Entrance Hall. 1.87m x 1.70m (6'1" x 5'6") Double radiator. Door to a large walk in storage cupboard. Varnished wooden floor boards. A part glazed door with side windows opens to the

Lounge/Dining Room. 5.70m x 3.75m (18'8" x 12'3") Double glazed doors and side windows overlook and open onto the rear garden. Stone fireplace and hearth with a wooden mantel. Double radiator. Overhead and wall lighting. A part glazed door opens to

Kitchen. 2.81m x 2.28m (9'2" x 7'5") Double glazed window and door opening onto the rear garden. Fitted with a range of modern units in a white finish comprising floor base cupboards and drawers with wood effect work top areas and an inset stainless steel sink unit. Matching wall cupboards. Tiled surrounds. Four ring gas hob. Electric oven. Cooker hood. Plumbing for a washing machine. Space for a fridge/freezer. Recessed ceiling lights. Wood effect flooring. Double radiator.

Stairs from the hall lead to the **First Floor.**

Landing. Double glazed window. Built in cupboard housing a Potterton gas fired combination boiler with shelving and storage space. Access to the loft space.

Bedroom 1 4.30 x 2.81 (14'1" x 9'2") Double glazed window with views over the rear garden and surrounding area. Double radiator.

Bedroom 2 3.58m x 2.74m (11'8" x 8'11") Double glazed window with views to the front over the primary school grounds and the playing fields of the Grammar Schools, Shiphay Manor and the surrounding area. Double radiator.

Bedroom 3 2.62m x 2.29m (8'7" x 7'6") Double glazed window with views to the front over the primary school grounds and the playing fields of the Grammar Schools, Shiphay Manor and the surrounding area. Double radiator.

Bathroom/WC. 2.80m x 1.78m (9'2" x 5'9") Obscure double glazed window to the rear. White suite comprising a panelled bath with a Mira Jump electric shower and a glazed screen. Pedestal wash basin. Close couple WC. Part tiled walls. Striplight and shaver socket. Mirror. Double radiator.

Outside.

To the front of the property is a tarmac driveway with parking space and leading to the

Integral Garage with a metal up and over door.

Mainly lawn front garden with shrubs and a palm tree. A path and gate to the side of the house lead to the

Rear Garden. Immediately behind the house is a paved patio which opens onto a level garden area currently laid with 'astro turf' with a gravelled border surround. A low wooden fence divide and steps lead to a further lawn garden with an area of wooden decking. The garden is enclosed by wooden fencing.

Council Tax Band C.

Energy Performance Rating Band D.

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mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





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