



A well-presented end of terrace family home with three bedrooms, a garage, parking and an enclosed rear garden

84 Fowey Avenue | Edginswell | Torquay | TQ2 7RZ





PROPERTY TYPE

End Terraced House
Freehold



SIZE

832 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

71 (C)



COUNCIL TAX BAND

C



in a nutshell...

- Modern fitted kitchen
- Generous living room
- Downstairs cloakroom and family bathroom
- Three bedrooms
- Views over surrounding countryside
- Enclosed rear garden
- Garage and off road parking
- Ideal first time home or investment



the details...

New to the market is this end of terrace family home with three bedrooms, a garage, parking and an enclosed rear garden, in the popular Edginswell area of Torquay.

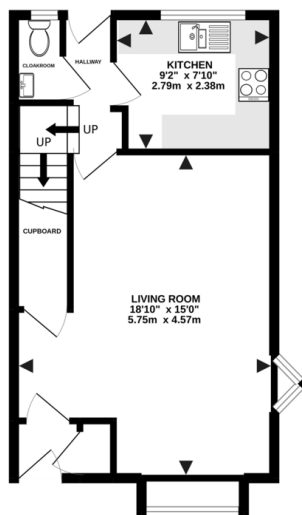
Inside, it is nicely presented with light and neutral decor throughout and feels warm and welcoming with gas central heating and double glazing.

The accommodation comprises of an entrance porch, a generously sized living room with a bow window to the front and triangular feature window to the side filling the room with light, an under stairs cupboard, a rear hallway beside a decent sized kitchen that has plenty of worktop space, a fan oven and a ceramic hob, and a convenient ground floor cloakroom beside the back door to the rear garden.

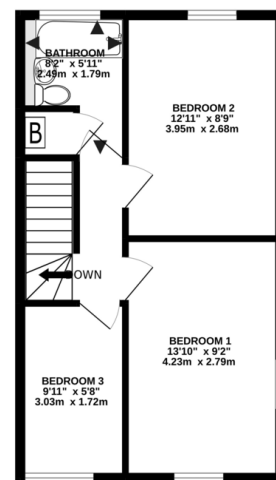
Upstairs, there are three bedrooms, two doubles and a single, the master having dual-aspect windows providing pleasant views over the town rooftops to the surrounding countryside. A family bathroom completes the first floor with a bath, an electric shower over, a pedestal basin, a WC and a chrome heated towel rail. A hatch in the landing ceiling provides access to the loft which is well insulated and had boarding providing extensive additional storage.

Outside, the rear garden has terraced areas of lawn with shrubs and ornamental trees, a paved patio and other seating areas, making a great venue for a barbecue. There is a single garage in an adjacent block, with an additional parking space in front, and more parking is available on-road if required.

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metriplan 12/2022



the location...

Shopping

Late night pint of milk: Premier 0.6 mile
Supermarket: Tesco Express: 2.3 miles
Town centre: Torquay 2.8 miles

Relaxing

Beach: Babbacombe Beach 3.7 miles
Park: Exe Hill Park: 0.3 mile
Riviera International Centre: 2.3 miles
Torquay Golf Club: 3.1 miles

Travel

Train station: Torquay 2.3 miles
Main travel link: A380 0.8 mile
Airport: Exeter Airport 23.2 miles

Schools

Torquay Girls' Grammar School: 1.1 miles
St Margaret's Primary Academy: 2.5 miles
The Spires College: 2.7 miles
Warberry Church of England Academy: 3.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ2 7RZ

how to get there...

From our Newton Abbot office follow signs for the Penn Inn roundabout. At the roundabout take the 3rd exit onto Torquay Rd (A380) and head straight over onto South Devon Expy. At the exit turn right onto Hamelin Way (A380) and at the roundabout take the 1st exit onto Marldon Rd. Turn left onto Higher Edginswell Ln. Continue straight ahead onto Exe Hill. Turn left onto Fowey Avenue, where the property can be found.

Need a more complete picture? Get in touch with your local branch...

Tel **01626 362 246**
Email **newton@completeproperty.co.uk**
Web **completeproperty.co.uk**

Complete
79 Queen Street
Newton Abbot
TQ12 2AU

Are you selling a property too? Call us to get a set of property details like these...



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under

any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



selling

letting

land &
new homes

signature
homes

complete.