



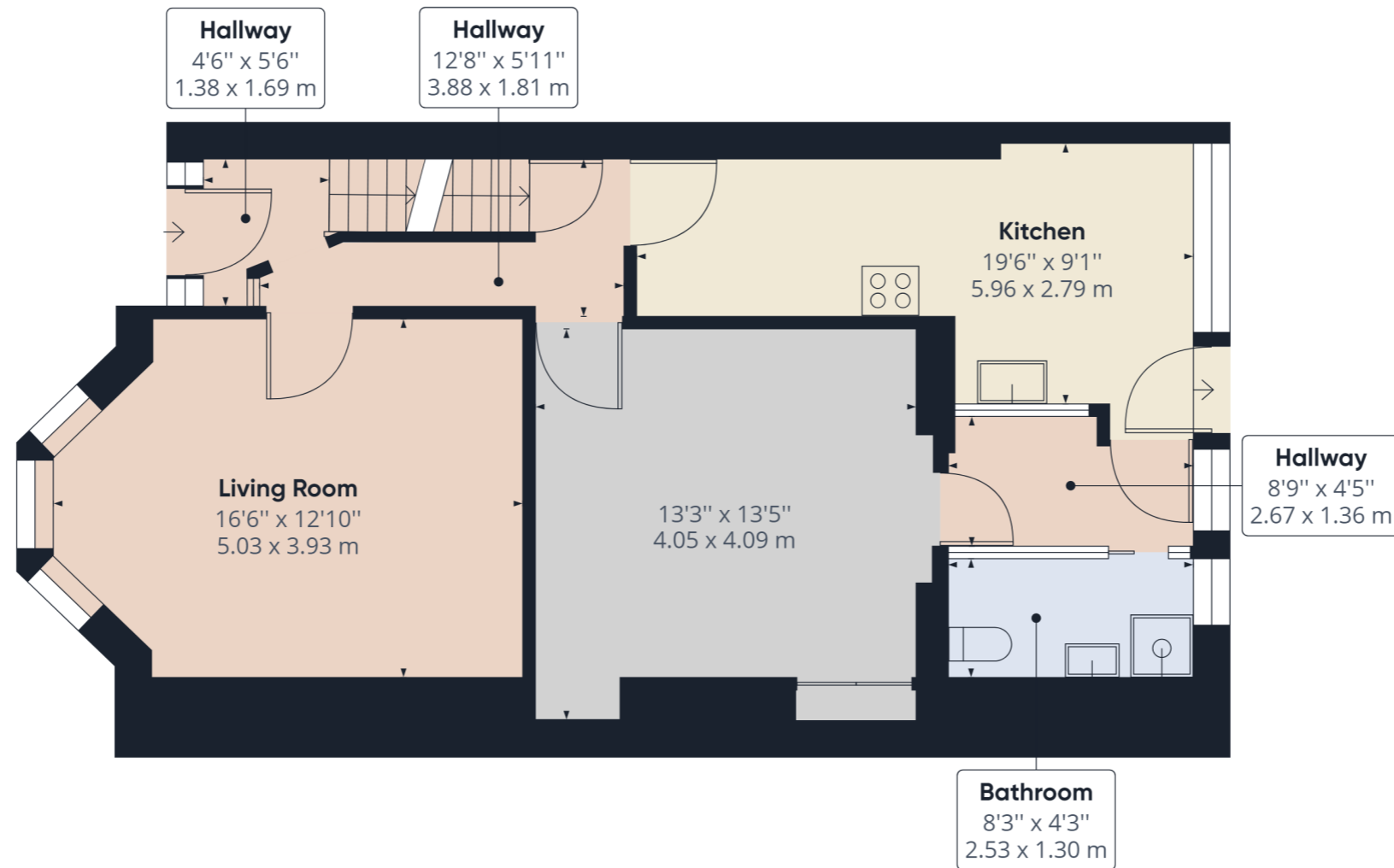
Ridgewater

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**4 Bedroom Terraced House for Sale in Sherwell Lane,
Chelston, Torquay**

£268,000

FLOOR PLAN



Approximate total area⁽¹⁾
665.43 ft²
61.82 m²

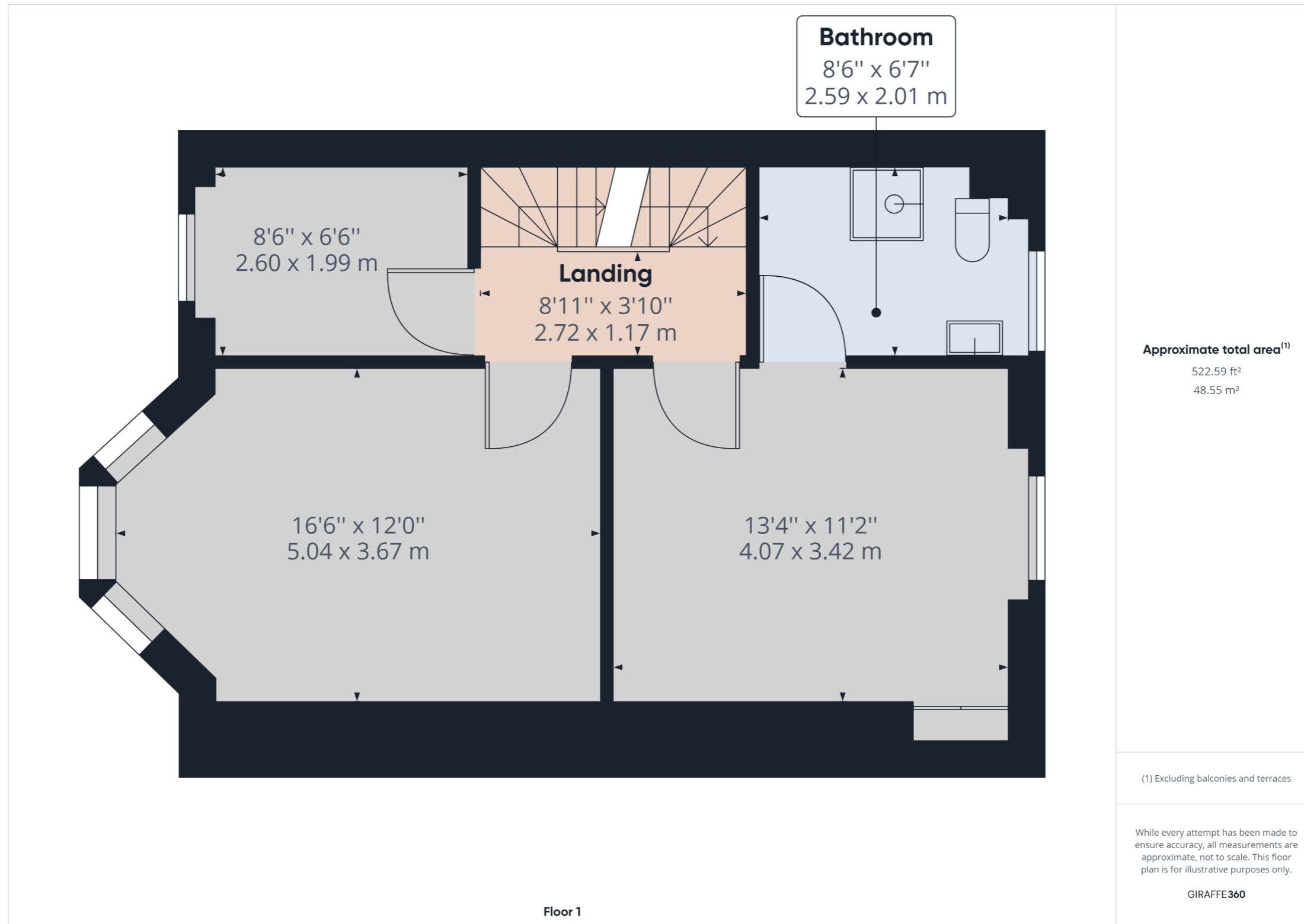
(1) Excluding balconies and terraces

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

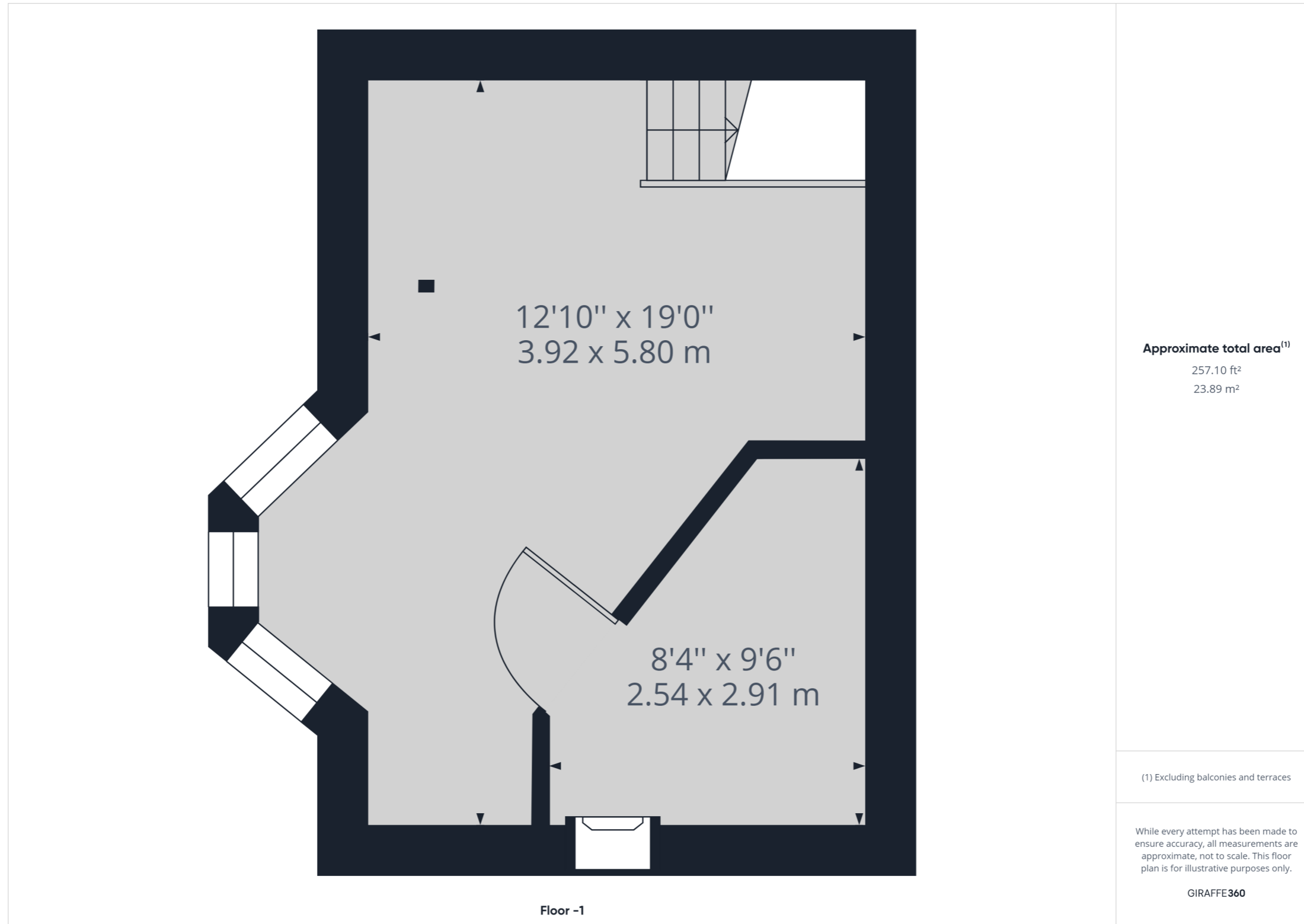
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Ground Floor

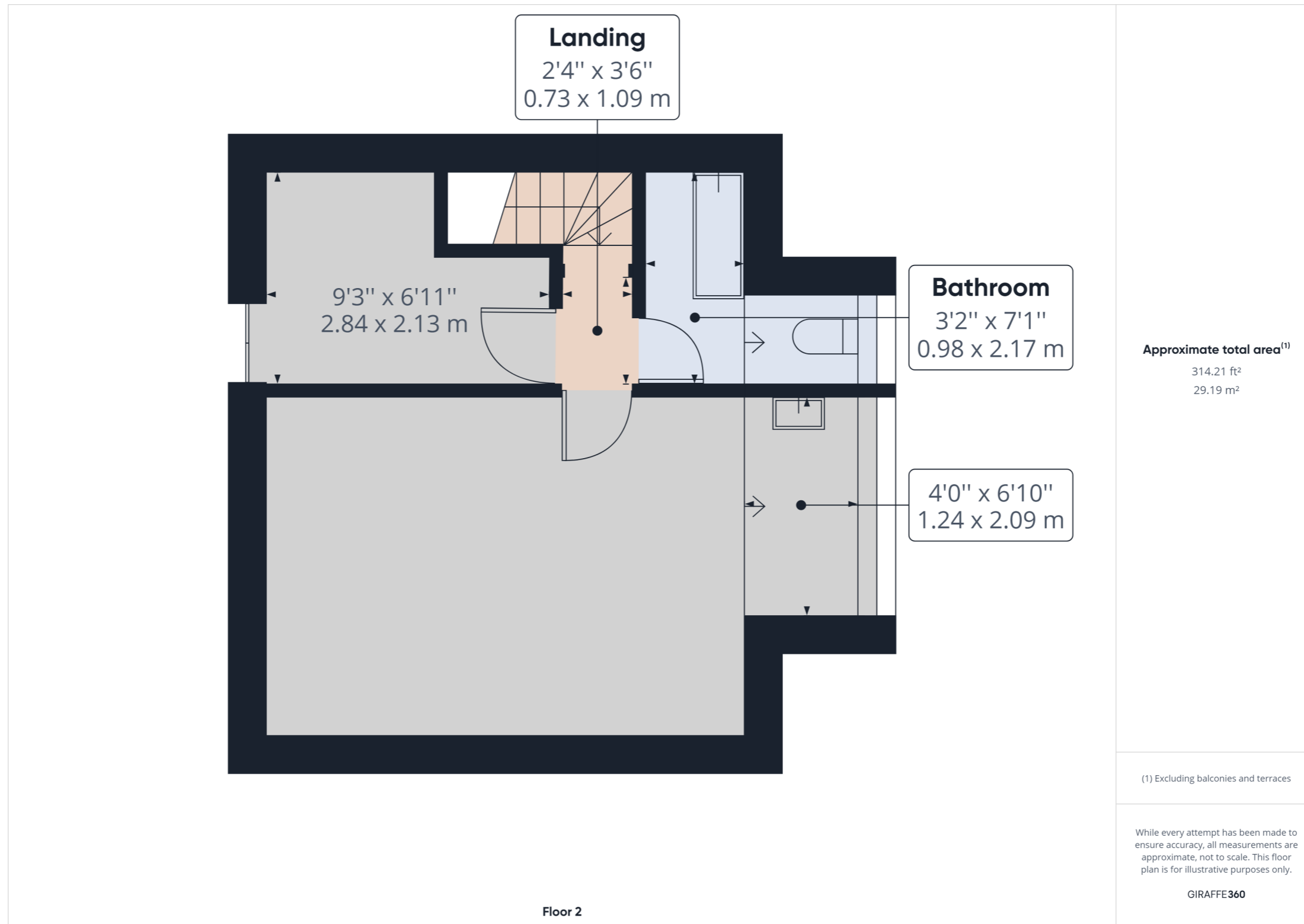
FLOOR PLAN



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DESCRIPTION

A spacious sandstone bay fronted house, situated in a popular and convenient location close to amenities including shops in Old Mill Road and Walnut Road, parks, local schools and bus services operating to and from the town centre. The sea front and the open spaces and parklands at Cockington Valley are both easily accessible. The house is set back from the road in an elevated position and enjoys pleasant widespread views to the front over the surrounding area with a sea view the bay in the distance. The house offers very spacious accommodation which offers scope for a large family home, sharing with relatives or possible home and income. There is a useful large basement room suitable for a variety of uses. There are garden areas to the front and rear and neighbouring properties have created a parking bay at the rear opening onto Ashfield Road.

The property is chain free and is being offered with vacant possession.

Accommodation.

Main front door to the **Entrance Porch** with a tiled floor. Inner door with coloured and leaded side windows to the

Hall with wood effect flooring.

Lounge 16'6" x 12'10" (5.03m x 3.93m) with a large bay window overlooking the front garden with pleasant open views over the surrounding area. Electric heater. Ceiling cornice. Wood effect flooring.

Dining Room/Bedroom. 13'5 x 13'3" (4.09m x 4.05m) Alcove with fitted storage cupboard. Wood effect flooring. Glazed door with a glazed top light over opening to the

Rear Hall. Ceiling window. Plumbing for a washing machine. Internal window to the kitchen.

Shower Room/WC. 8'3" x 4'3" (2.53m x 1.30m) Fitted with a white suite comprising a close couple WC. Wash basin. Tiled shower cubicle with glazed screens and a chrome mixer shower. Hot water cylinder with an immersion heater. Double glazed window to the rear.

Kitchen/Breakfast Room. 19'6" x 9'1" (5.96m x 2.79m) Fitted with a range of floor and wall cupboards and drawers with roll edge work top areas and tiled surrounds. Four ring electric hob and oven. Stainless steel sink unit. Electric heater. Double glazed window and part double glazed door opening to the rear garden.

A door and stairs lead down from the hall to the

Lower Ground Floor

Basement Room 19'0" x 12'10" (5.80m x 3.92m) overall with windows to the front. Partition wall and door to one corner to a store room with a tiled fireplace. The basement could be adapted as a workroom/utility room or possible additional accommodation.

Stairs from the entrance hall lead up to the

First Floor Landing.

Bedroom 1. 16'6" x 12'0" (5.04m x 3.67m) Large bay window overlooking the front garden with pleasant widespread open views over the surrounding area with sea views towards the harbour area.

Bedroom 2. 13'4" x 11'2" (4.07m x 3.42m) Window overlooking the front garden with pleasant open views over the surrounding area.

Bedroom 3. 8'6" x 6'6" (2.60m x 1.99m) Double glazed window overlooking the rear garden and the surrounding area. Alcove with a fitted wardrobe.

Large Shower Room/WC. 8'6" x 6'7" (2.59m x 2.01m) White suite comprising a close couple WC and wash basin. Tiled shower cubicle with a glazed door and an electric shower unit. Electric fan heater. Storage cupboard with shelving. Obscure double glazed window to the rear.

Stairs from the landing lead to the

Second Floor

Bedroom 4. 15'7" x 11'5" (4.76m x 3.50m) with a large double glazed window overlooking the rear garden. Wash basin.

Storeroom/Study. 9'3" x 6'11" (2.84m x 2.13m) Access to the eaves and loft space.

Bathroom/WC. 7'1" x 3'2" (2.17m x 0.98m) L shaped room. White suite comprising a panelled bath and low level WC. Part tiled walls. Cupboard housing the hot water cylinder with an immersion heater. Double glazed window to the rear.

Outside.

Front. Mainly lawn front garden with a concrete path and steps with a hand rail leading up to the house. Paved terrace with a fence surround and enjoying open views over the surrounding area.

Rear. Two lawn garden areas enclosed by walls. Path and steps with a gate opening to Ashfield Road.

Potential to create a parking bay (subject to obtaining any necessary consents).

Energy Performance Ratings: Ground Floor E, First Floor F, Second Floor F. (To be re-assessed as a single dwelling).

Council Tax Bands: Ground Floor B, First Floor A, Second Floor A. (To be re-assessed as a single dwelling).

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically 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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