



A fabulous, extended 1930s semi-detached family home with three bedrooms, parking and an enclosed rear garden, in the Shiphay area of Torquay

25 Shiphay Park Road | Torquay | TQ2 7DJ





PROPERTY TYPE

Semi-Detached House  
Freehold



SIZE

1,353 sq ft



LOCATION

Town



AGE

1920s to 1930s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

68 (D)



COUNCIL TAX BAND

D



### in a nutshell...

- Three Bedroom Semi Detached 1930s Family Home
- Light & Airy Open Plan Living Space
- Separate Utility, Living Room & Study
- Downstairs Shower Room & Upstairs Bathroom
- Generous Enclosed Rear Garden
- Off Road Parking
- Close to Local Shops, Schools & Amenities
- Near Excellent Public Transport Links





## the details...

A fabulous, extended, semi-detached family home with three bedrooms, parking and an enclosed rear garden, in the Shiphay area of Torquay.

Inside, this wonderful property is beautifully presented with light and neutral décor throughout, and feels warm and welcoming with gas central heating and double glazing,

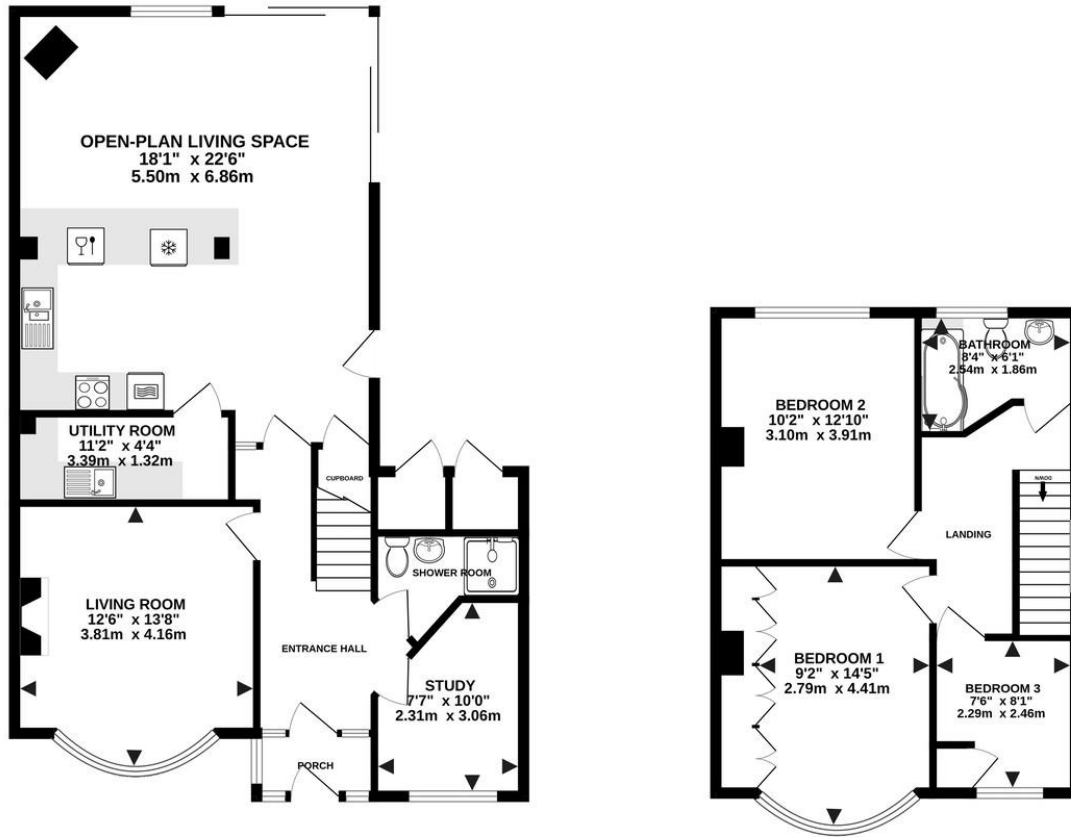
The accommodation comprises of, on the ground floor, an entrance porch, a hallway with a staircase to the first floor, a study, ideal for those working from home, and a modern shower room, a fabulous living room filled with light from a bay window to the front, with a fireplace fitted with a living flame gas fire, a superb, spacious, open-plan living space with sliding patio doors and windows that open fully to extend the inside space outside into the garden, and a wood-burner style living-flame gas fire that makes a lovely feature and focal point for the room, and a modern fitted kitchen in oak with plenty of cupboard and worktop space including a breakfast bar and under-cabinet lighting, an eyelevel fan-oven, grill and microwave, a ceramic hob and an integrated fridge and dishwasher. A separate utility room has a sink, plenty of storage and plumbing for white goods.

Upstairs, there are three light and airy bedrooms, two doubles, the master with a bay window and fitted wardrobes, and a single with an airing cupboard in a corner, and a family bathroom containing a P shaped bath with a shower above, a WC and a basin.

Outside, the rear garden is a generous size, is beautifully maintained and is fully enclosed making it safe for children and pets. There is an extensive terrace of paving around two sides of the property, perfect for entertaining, be it alfresco dining or a barbecue, and steps down to a lawn with wood-chipped borders well-stocked with shrubs, plants and flowers, and at the end a timber shed and a paved patio. There are two sheds, one containing a condensing combi-boiler that provides the central heating and hot water on demand. A path leads along the side of the property with a gate to the front, where the block-paved driveway provides parking for at least two to three cars, with more on-road if required. The rear garden backs on to Torbay hospital grounds and there is an entrance to the hospital grounds at the top of Shiphay Park Road.



## the floorplan...



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 sq.m.) approx.

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## the location...

Torquay is a seaside resort town on the English Channel in Devon, Southwest England. Known for beaches such as Babbacombe and cliffside Oddicombe, its coastline is the English Riviera. Torquay Harbour near the town centre offers shops, cafes and a marina.

## Shopping

Late night pint of milk: Co Op 0.5 mile

Supermarket: Lidl 0.9 mile

Shopping Centre: The Willows shopping centre with Boots,

Sainsburys and Marks & Spencers: 1.5 miles

Town Centre: 2.3 miles

## Relaxing

Beach: Babbacombe Beach 2.9 miles

Park: Barton Downs: 1.7 miles

Riviera International Centre: 1.5 miles

Torquay Golf Club: 2.3 miles

## Travel

Train station: Torre 0.5 mile & Torquay 1.8 miles

Main travel link: A380 1.5 miles

Airport: Exeter Airport 24.9 miles

## Schools

Torquay Girls' Grammar School: 0.3 mile

Torquay Boys Grammar School: 0.3 mile

St Margaret's Primary Academy: 1.6 mile

The Spires College: 1.9 miles

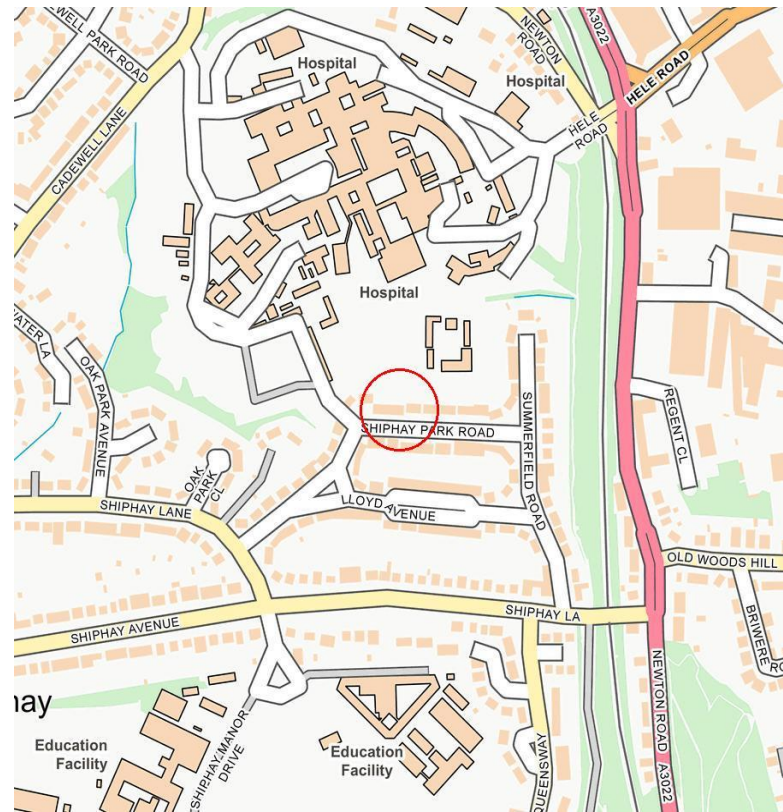
Torquay Academy is 0.4 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ2 7DJ**

## how to get there...

From our Newton Abbot office follow signs for the Penn Inn roundabout. Take the third exit onto Torquay Rd A380. At the first set of traffic lights turn right. Turn left at the next roundabout. At the next set of lights turn left and immediately right into Shiphay Park Road.





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

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