Drake Avenue | Torquay | TQ2 6JL

£300,000

Experienced Estate Agents working for you.
MAIN ENTRANCE
Part composite panelled and obscure double glazed main entrance door, with outside light and UPVC obscure double glazed panel to side, opening to:-

RECEPTION HALL
A spacious and welcoming area with stairway to first floor and storage cupboard under, radiator. Doors to Sitting Room and Kitchen/Diner.

SITTING ROOM
17' 07" x 12' 06" (5.36m x 3.81m)
A spacious, light and airy reception room with UPVC double glazed bay window and outlook to front, modern wall mounted coal effect electric fire, radiator, TV aerial point. Multi-glazed double doors through to:-

KITCHEN/DINER
19' 02" x 9' 10" (5.84m x 3m)

KITCHEN AREA:-
UPVC double glazed window to side aspect, modern range of fittings comprising high gloss fronted base and drawer units, extending to breakfast bar, with feature plinth inset lighting, rolled edge work surfaces and tiled splashbacks. Inset stainless steel 1 ½ bowl sink unit with mixer tap, integrated dishwasher, American style fridge freezer, dual fuel range cooker with seven ring gas hob, two electric ovens and extractor unit with canopy over. Matching range of wall cabinets, with concealed lighting under, recessed spotlights to ceiling, wood effect laminate flooring extending to:-

DINING AREA:-
UPVC double glazed French doors leading out to rear garden, radiator, recessed spotlights to ceiling. Door to:-

UTILITY ROOM
UPVC double glazed window to rear aspect, high gloss fronted base units with rolled edge work surfaces and tiled splashbacks. Inset stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine, space for tumble dryer. Wall mounted ladder style heated towel rail, wall mounted gas fired boiler servicing domestic hot water and central heating system. Recessed spotlights to ceiling, ceramic tiled floor. Door to:-

CLOAKROOM/WC
UPVC obscure double glazed window to rear, modern white suite comprising low level WC, wash basin with mixer tap set in vanity unit with cupboard under, wall mounted ladder style heated towel rail. Recessed spotlights to ceiling, ceramic tiling to walls and floor.

FIRST FLOOR LANDING
A spacious area with UPVC double glazed window to side aspect, hatch to roof void, built-in linen cupboard with shelving. Doors to principal rooms.

BEDROOM 1
14’ 10 Max” x 9’ 06” (4.52m x 2.9m)
A spacious double bedroom with large UPVC double glazed picture window and outlook to front, radiator.

BEDROOM 2
11’ 01” x 12’ 07” (3.38m x 3.84m)
Another spacious double bedroom with large UPVC double glazed picture window and outlook to rear, radiator.

BEDROOM 3
7’ 10” x 9.02’ (2.39m x 2.74m)
A good sized third bedroom with UPVC double glazed window and outlook to front, radiator, TV aerial point.

FAMILY BATH/SHOOWER ROOM
A contemporary room with UPVC obscure double glazed window to rear aspect, modern white suite comprising bath with mixer tap, shower cubicle with plumbed shower unit, low level WC, wash basin with mixer tap set in vanity unit with mirror over and drawers under. Shaver point, wall mounted ladder style heated towel rail, recessed spotlights to ceiling, ceramic tiling to walls and floor.

OUTSIDE
To the front of the property a brick paved driveway provides off road parking for two vehicles and leads to:-

GARAGE
Metal up and over door, light and power.

The front garden is laid to paving, for ease of maintenance, with timber fencing and low wailing to boundaries. There is gated access to one side, with paved path leading to the rear garden which has been attractively laid to a large paved patio style garden with outside tap lighting, timber fencing and wailing to surround, making it ideal for al fresco entertaining!

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 across the set of traffic lights into Shiphay Avenue. At the mini roundabout turn left into Upper Cockington Lane, proceeding into Drake Avenue where the property will be found a short distance along to the left hand side.
This spacious detached family home is located in one of Chelston’s most popular residential areas, within walking distance of Sherwell Valley Primary School and close to the highly regarded Boys’ and Girls’ Grammar Schools. Torquay town centre, seafront and arterial roads to Newton Abbot, Exeter and Plymouth are also only a short drive away. The property itself is full of light and is immaculately presented, with a modern and contemporary feel throughout. The well proportioned accommodation comprises a generous sized reception hall and first floor landing, lovely light sitting room, contemporary kitchen/diner with appliances, utility room, ground floor cloakroom/WC, three bedrooms and modern bath/shower room. Outside, there are easy to maintain gardens to the front and rear, with driveway parking and garage. Viewing of this exceptional family home is highly

Energy Rating: D
SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to L&C Mortgages. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. 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.

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.

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www.garganandhart.co.uk