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01803 897321



Gargan & Hart

Estate Agents



Sherwell Valley Road | Torquay | TQ2 6EW

OIEO £220,000

Experienced Estate Agents working for you.

MAIN ENTRANCE

UPVC part panelled and obscure double glazed main entrance door opening to:-

RECEPTION HALL

Stairway to first floor with useful cupboard under and space for fridge freezer, radiator, coved ceiling, solid wood flooring. Door to Lounge/Dining Room. Opening through to:-

KITCHEN

7' 03" x 8' 07" (2.21m x 2.62m)

UPVC obscure double glazed door leading out to rear garden, with adjoining UPVC double glazed window. Modern range of fittings comprising wall, base and drawer units with rolled edge work surfaces and brick effect tiled splashbacks. Inset stainless steel single drainer sink unit, plumbing for automatic washing machine, inset four ring gas hob with electric oven under and extractor unit over. Wall mounted gas fired boiler servicing domestic hot water and central heating system, recessed spotlights to ceiling.

LOUNGE/DINING ROOM

A lovely spacious and light family room comprising:-

LOUNGE AREA:-

12' 00" x 13' 02" (3.66m x 4.01m)

Walk-in bay window, UPVC double glazing with outlook to front, radiator, TV aerial lead, recessed spotlights to coved ceiling, wood effect laminate flooring extending through to:-

DINING AREA:-

11' 03" x 12' 00" max (3.43m x 3.66m)

Built-in storage cupboard to chimney recess, radiator, recessed spotlights to coved ceiling. Multi-glazed French doors leading out to:-

CONSERVATORY

9' 07" x 9' 02" (2.92m x 2.79m)

A wonderful addition to the property with UPVC double glazing to surround and wood effect laminate flooring.

FIRST FLOOR LANDING

UPVC double glazed window to side aspect, hatch to roof void, coved ceiling. Doors to principal rooms

BEDROOM 1

11' 02" x 13' 02" max (3.4m x 4.01m)

A spacious double bedroom with feature window seat and storage under to walk-in UPVC double glazed bay window with outlook to front, radiator, recessed spotlights to coved ceiling.

BEDROOM 2

11' 06" max x 11' 04" (3.51m x 3.45m)

Another spacious double bedroom with UPVC double glazed window and attractive outlook over rear garden, radiator, recessed spotlights to coved ceiling.

BEDROOM 3

6' 11" x 7' 09" (2.11m x 2.36m)

A good sized bedroom with UPVC double glazed window and outlook to front, radiator, coved ceiling.

FAMILY BATHROOM

UPVC obscure double glazed window to rear aspect, modern white suite comprising panelled bath with electric shower unit over, ceramic tiling to surround and glazed screen to side. Pedestal wash basin, low level WC, radiator, UPVC splash panelling to walls, ceramic tiled floor, recessed spotlights to ceiling, extractor fan.

OUTSIDE

To the front of the property there is a shared driveway leading to:-

DETACHED GARAGE

Glazed window to side, light and power.

The front garden is laid to lawn with mature flower and shrub beds to border and low walling to boundary. Steps lead up to main entrance with outside light.

To the rear the large and well stocked garden has been attractively tiered to a paved patio area with path up to two lovely lawned areas with outside light and hedging to boundaries. Access to:-

BRICK BUILT GARDEN STORE

Two large UPVC double glazed windows, light and power. Ideal as a workshop or storage space.

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 proceed across the traffic lights into Shiphay Avenue before turning left at the mini roundabout into Upper Cockington Lane. Turn next left into Hawkins Avenue and continue into Sherwell Valley Road where the property will be seen a short distance along to the left hand side.

ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band – B

Local Authority – Torbay Council

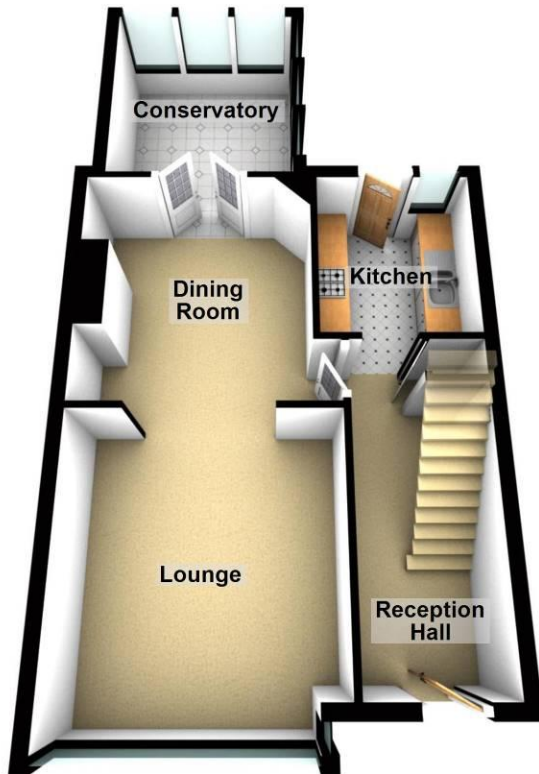
EPC - D



Situated in the popular Sherwell Valley area of Chelston, Torquay and within easy access of highly regarded schools, convenience stores and parks, is this spacious end of terrace family home. Torquay town centre, seafront and arterial roads to Newton Abbot, Exeter and Plymouth are also only a short drive away. The well presented accommodation comprises an open plan lounge/dining room, modern kitchen, conservatory, three bedrooms and family bathroom. The property also benefits from gas fired central heating and UPVC double glazing. Outside, there is off road parking and garden to the front, and a large attractive tiered garden to the rear. Viewing of this excellent family home is highly recommended to fully appreciate the accommodation on offer.

Energy Rating: D

Ground Floor



First Floor



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.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU