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01803 897321



# Gargan & Hart

Estate Agents



Cornacre Close | Torquay | TQ2 6JY

**Guide Price £200,000 - £220,000**

Experienced Estate Agents working for you.



#### MAIN ENTRANCE

UPVC part panelled and obscure double glazed main entrance door, with matching side panel, opening to:-

#### RECEPTION HALL

Stairway to first floor with built-in storage cupboard under, radiator. Door to:-

#### STUDY/HOBBIES/PLAYROOM

**8' 00" x 11' 10" (2.44m x 3.61m)**

A versatile room, ideal as a Study/Hobbies/Playroom. Radiator, open fronted cupboard with hanging rail and shelving, coved ceiling. Courtesy door to Integral Garage.

#### FIRST FLOOR LANDING

Door to:-

#### LOUNGE

**16' 04" x 11' 04" (4.98m x 3.45m)**

A lovely spacious, light and airy reception room with UPVC double glazed picture windows to one wall and outlook to front. Feature fireplace with decorative timber surround, marble hearth and fitted electric fire, radiator, TV aerial lead, telephone point, dado rail, coved ceiling. Door and stairway up to second floor. Further door to:-

#### KITCHEN/BREAKFAST ROOM

**14' 10" x 8' 00" (4.52m x 2.44m)**

Another bright and airy room with UPVC double glazed picture windows and adjoining UPVC double glazed door to one wall, leading out to rear garden. Modern range of fitments comprising wall, base and drawer units with rolled edge work surfaces and tiled splashbacks. Inset stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge freezer and tumble dryer. Inset stainless steel four ring gas hob with built-in gas oven under and extractor unit over, recessed spotlights to coved ceiling.

#### SECOND FLOOR LANDING

Hatch to roof void, airing cupboard housing wall mounted gas fired boiler servicing domestic hot water and central heating system. Doors to principal rooms.

#### BEDROOM 1

**11' 08" x 8' 09" (3.56m x 2.67m)**

A spacious and light double bedroom with UPVC double glazed picture window to one wall and attractive outlook to front, radiator, built-in wardrobes to one wall, with hanging rails and shelving, TV aerial lead.

#### BEDROOM 2

**10' 02" x 8' 08" (3.1m x 2.64m)**

Another spacious double bedroom with UPVC double glazed picture window to one wall and attractive outlook over rear garden, radiator, fitted wardrobes with hanging rails and shelving, TV aerial lead.

#### BEDROOM 3

**5' 09" x 7' 01" (1.75m x 2.16m)**

UPVC double glazed picture window to one wall, with attractive open outlook to front, radiator.

#### FAMILY BATHROOM

UPVC obscure double glazed picture window to rear aspect, white suite comprising panelled bath with electric shower unit over and glass screen to side, low level WC, pedestal wash basin, radiator, wall mounted mirror fronted medicine cabinet, ceramic tiling to walls, extractor fan.

#### OUTSIDE

To the front of the property there is a driveway, providing off road parking, with steps up to main entrance and:-

#### INTEGRAL GARAGE

Metal up and over door, light and power.

The front garden is arranged over two raised brick flower beds, laid to loose slate chippings, for ease of maintenance, with timber fencing to boundary. To the rear, the garden enjoys a south west facing aspect and has been attractively landscaped and tiered to a lovely large paved patio area with raised flower bed to border. Steps lead up to a further garden area, laid to timber decking and astroturf, before continuing up to an additional astroturf area with well stocked raised flower beds. Low walling and timber fencing to boundaries.

#### 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 into Shiphay Avenue before turning left at the mini roundabout into Upper Cockington Lane. Proceed along this road before turning right into Courtland Road. Turn left into Cornacre Road and then right into Cornacre Close where the property will be seen a short distance along to the left hand side.

#### ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - C

Local Authority - Torbay Council

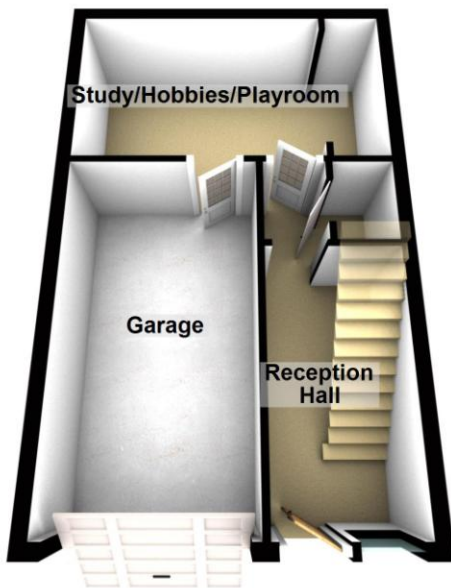
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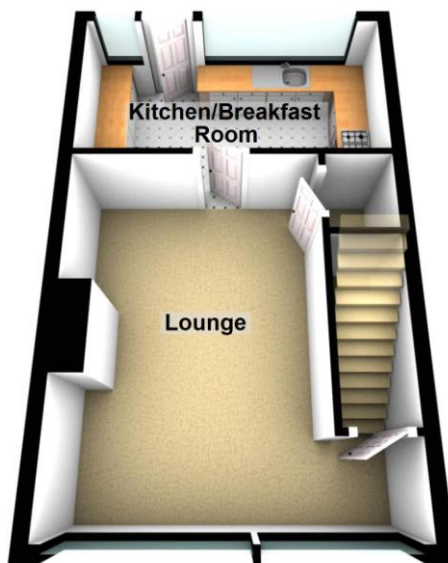
Situated in a quiet cul-de-sac location, within the sought after and popular residential area of Shiphay, is this mid terraced family home. The property itself is ideally placed for access to highly regarded schools, convenience stores and public transport. The well presented accommodation is full of natural light and is arranged over three floors, comprising an integral garage and study/hobbies/playroom to the ground floor. A spacious lounge and modern kitchen are located on the first floor, with three bedrooms and family bathroom to the second floor. The property also benefits from gas fired central heating and UPVC double glazing. Outside, to the front, there is off road parking and an easy to maintain garden. To the rear, the tiered garden has been attractively landscaped, with seating areas to each level – ideal for al fresco entertaining! Viewing is highly recommended to fully appreciate this excellent family home.

**Energy Rating: D**

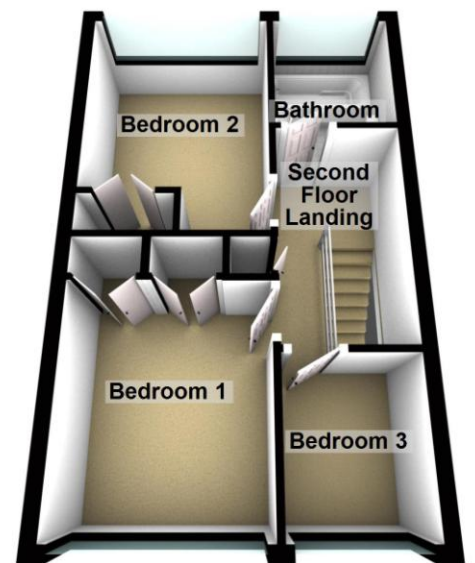
Ground Floor



First Floor



Second Floor



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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