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01803 897321



Gargan & Hart

Estate Agents



Drake Avenue | Torquay | Devon | TQ2 6JN

£250,000

Experienced Estate Agents working for you.

MAIN ENTRANCE

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

RECEPTION HALL

Stairway to first floor, radiator, telephone point, coved ceiling. Doors to principal rooms.

SITTING ROOM

18' 09" x 13' 06 Max" (5.72m x 4.11m)

A spacious reception room with large UPVC double glazed picture window and attractive outlook to front. Feature fireplace with tiled hearth, inlay and decorative surround, with fitted living flame gas fire, radiator, TV aerial point, coved ceiling.

KITCHEN/BREAKFAST ROOM

13' 10" x 8' 04" (4.22m x 2.54m)

UPVC double glazed window enjoying lovely outlook over rear garden. Range of fitments comprising wall, base and drawer units with rolled edge work surfaces and tiled splashbacks, matching breakfast bar. Inset stainless steel single drainer sink unit with mixer tap, plumbing and space for automatic washing machine and dishwasher. Inset four ring gas hob with extractor unit over, built-in eye level gas oven and grill, space for fridge freezer. Useful built-in larder with shelving, further built-in low level storage cupboard, radiator, coved ceiling. UPVC part panelled and obscure double glazed door with steps down to rear garden.

SHOWER ROOM/WC

Two UPVC obscure double glazed windows to rear aspect, modern white suite comprising corner shower cubicle with plumbed shower unit, low level WC, wash basin set in vanity unit with storage cupboard under and wall mounted mirror fronted medicine cabinet over. Wall mounted ladder style heated towel rail, ceramic tiling to walls, coved ceiling.

FIRST FLOOR LANDING

Coved ceiling. Doors to principal rooms.

BEDROOM 1

12' 11" x 10' 09" (3.94m x 3.28m)

A spacious double bedroom with large UPVC double glazed picture window to side aspect, radiator, telephone point, access to eaves storage cupboard.

BEDROOM 2

12' 10" x 7' 03" (3.91m x 2.21m)

Double bedroom with large UPVC double glazed picture window to side aspect, radiator, coved ceiling.

BEDROOM 3

9' 04" x 6' 01" (2.84m x 1.85m)

UPVC double glazed window to side aspect, radiator.

OUTSIDE

To the front of the property a large driveway provides off road parking for several vehicles and leads to main entrance with outside light and access gate to rear. The front garden is laid to lawn with well stocked mature flower and shrub beds and low walling to boundaries. To the rear the garden is predominantly level and partly laid to a paved patio area with greenhouse, outside tap and light. There is a further lawned garden area with mature flower and shrub borders, timber garden shed with light and power. The garden is enclosed by hedging and timber fencing, offering a good deal of privacy and seclusion – perfect for al fresco entertaining! Access to:-

UNDER PROPERTY STORAGE

A useful area with light, power and wall mounted gas fired boiler servicing domestic hot water and central heating system.

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 in to Shiphay Avenue. At the mini roundabout turn left into Upper Cockington Lane, proceeding into Drake Avenue, where the property will be found along to the left hand side.

ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band – C

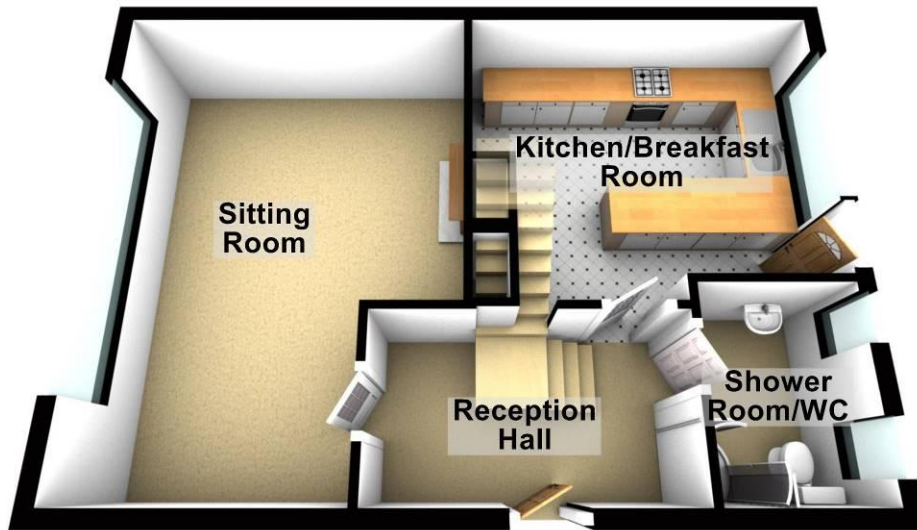
Local Authority – Torbay Council

EPC: E

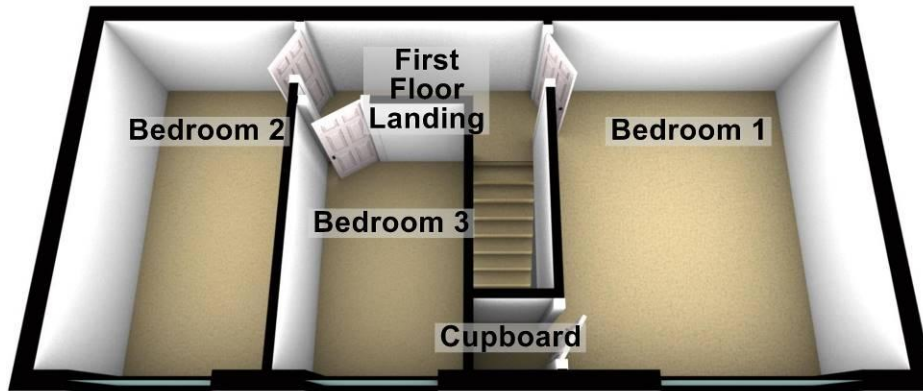


This spacious semi detached family home is located in one of Chelston's most popular residential areas, within walking distance of Sherwell Valley Primary School and close to the highly regarded Boys' and Girls' Grammar Schools. Torquay town centre, seafront and arterial roads to Newton Abbot, Exeter and Plymouth are also only a short drive away. The well presented accommodation comprises a spacious sitting room with large picture window, modern kitchen/breakfast room, three bedrooms and family shower room/WC. The property also benefits from gas central heating and UPVC double glazing throughout. Outside, there is driveway parking for several vehicles with attractive and predominantly level gardens to the front and rear. Viewing of this excellent family home is highly recommended.

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