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01803 897321



Gargan & Hart
Estate Agents



Rosery Road | Chelston | Torquay | TQ2 6AX

OIEO £180,000

Experienced Estate Agents working for you.

MAIN ENTRANCE

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

RECEPTION HALL

Open plan to Lounge. Radiator, wall light point, dado rail, picture rail.

LOUNGE

12' 07" x 11' 07" (3.84m x 3.53m)

A lovely spacious light and airy room with UPVC double glazed window and outlook to front, built-in living flame gas fire to chimney breast, radiator, TV aerial point, picture rail. Multi-glazed doors opening to:-

DINING ROOM

11' 04" x 11' 01" (3.45m x 3.38m)

Another spacious room with stairway to first floor and useful open storage area under, built-in living flame gas fire to chimney breast, built-in storage cupboards and display shelving to chimney recesses. Radiator, telephone point, picture rail. UPVC double glazed door with window over leading out to rear courtyard garden, further multi-glazed door opening to:-

KITCHEN

12' 03" x 5' 06" (3.73m x 1.68m)

A bright space with UPVC double glazed window to side aspect, overlooking rear courtyard garden. Range of fitments comprising base, wall and drawer units with rolled edge work surfaces and tiled splashbacks, inset ceramic 1½ bowl sink unit with mixer tap, slimline dishwasher and plumbing for automatic washing machine. Four ring gas cooker, space fridge freezer, radiator, wall mounted gas fired boiler servicing domestic hot water and central heating system, built-in storage cupboard with shelving. UPVC obscure double glazed door leading out to rear courtyard garden, further door opening to:-

SHOWER ROOM/WC

UPVC obscure double glazed window to side aspect, modern white suite comprising shower cubicle with plumbed shower unit, low level WC, pedestal wash basin, radiator, part ceramic tiling to walls.

FIRST FLOOR LANDING

Dado rail, hatch to roof void, stairway to Bathroom with small storage cupboard under. Doors to principal rooms.

BEDROOM 1

11' 01" x 9' 07" (3.38m x 2.92m)

A spacious double bedroom with UPVC obscure double glazed window to rear, further UPVC double glazed window with attractive outlook over rear courtyard garden, radiator.

BEDROOM 2

12' 10" x 8' 0" (3.91m x 2.44m)

Another double bedroom with UPVC double glazed window and outlook to front, radiator.

BEDROOM 3

10' 00" x 6' 07" (3.05m x 2.01m)

A good sized room with UPVC double glazed window and outlook to front, radiator.

BATHROOM

UPVC obscure double glazed window to rear aspect, white suite comprising panelled bath with mixer tap and shower attachment, wash basin set in vanity unit with mixer tap and mirror over, low level WC, radiator, ceramic tiling to walls.

OUTSIDE

To the front of the property there is a feature ceramic tiled path and steps leading up to main entrance with outside light. The front garden has been laid to loose stone and crazy paved patio, for ease of maintenance. Low decorative walling to boundaries. To the rear of the property there is a delightful courtyard garden enclosed by walling with built-in brick barbecue area and cupboards to either side. Two outside lights, outside tap and access gate to rear service lane.

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 near Torre Station turn into Avenue Road and continue to the next set of traffic lights before turning right into Old Mill Road. Proceed under the bridge and turn first left into Rosery Road where the property will be seen some distance along to the right hand side.

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Local Authority - Torbay Council

EPC: D

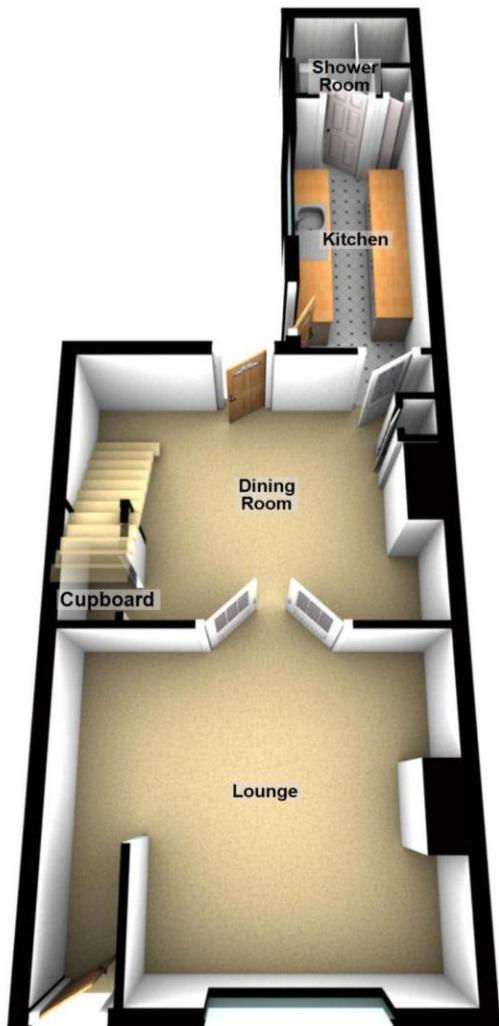


Situated within a short distance of local shops, public transport, parks and Torquay seafront promenade is this attractive mid terraced house which is being offered for sale with **NO ONWARD CHAIN**. The accommodation has a real cottage feel to it and comprises two spacious reception rooms, kitchen and modern shower room/WC to the ground floor. To the first floor there are three good sized bedrooms and bathroom. Outside, there is a small garden area to the front and an attractive enclosed rear courtyard garden. Viewing is highly recommended to appreciate this charming family home.

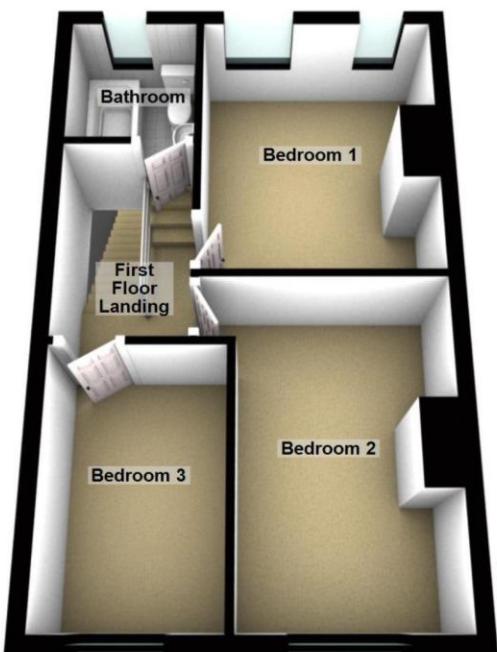
Energy Rating: D



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