



CHELSTON, TORQUAY, TQ2 6EQ

ASKING PRICE £175,000





• SPACIOUS LOUNGE • SEPERATE DINING ROOM • KITCHEN • 3 BEDROOMS • BATHROOM • GARDEN • GARAGE • GAS CENTRAL HEATING & DOUBLE GLAZING • ELEVATED VIEWS OVER TORQUAY • GREAT POTENTIAL

LOCATION

A THREE BEDROOM SEMI-DETACHED PROPERTY IN THE POPULAR AREA OF CHELSTON, IDEALLY SUITED TO A BUYER LOOKING TO PUT THEIR OWN DECORATIVE MARK ON A HOME. THE INTERNAL LAYOUT IS IN IT'S ORIGINAL FORM OFFERING GREAT POTENTIAL.

ACCOMODATION

THE PROPERTY IS SET BACK AND SLIGHTLY LOWER THAN THE ROAD, INSULATED FROM TRAFFIC NOISE. THE INTERNAL LAYOUT IS MOSTLY ORIGINAL WITH TWIN RECEPTION ROOMS, THREE BEDROOMS AND A BATHROOM ON THE FIRST FLOOR. THE GROUND FLOOR SEES A SPACIOUS LOUNGE WITH A FRONT BAY WINDOW, THE ADJACENT DINING ROOM BEGS TO BE OPENED INTO THE KITCHEN FOR THAT MODERN LOOK. COMBINED THIS WOULD MAKE GREAT KITCHEN DINING SPACE, ENJOYING THE ELEVATED VIEWS OVER RESIDENTIAL TORQUAY. UPSTAIRS ENJOYS TWO DOUBLE BEDROOMS AND A THIRD SINGLE BEDROOM. THE BATHROOM IS A GOOD SIZE, FULLY TILED WITH A WHITE SUITE. THIS HOME ALSO

ENJOYS FULL UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. QUITE A FEW HOMES IN THE SAME STREET HAVE GONE UP INTO THE ATTIC PRODUCING A FULL BEDROOM SUITE, INCLUDING BATHROOM SPACE.

OUTSIDE

OUTSIDE YOU'LL FIND A DECENT SIZED GARDEN WITH A GATEWAY DOWN TO A SINGLE GARAGE AND ACCESS LANE. THE GARDEN ITSELF IS ON A FEW LEVELS, SLIGHTLY OVERGROWN BUT LIKE THE HOUSE OFFERS GREAT POTENTIAL. A SIDE PATHWAY LEADS BACK UP TO FRONT ENTRANCE LEVEL.



ROAD MAP



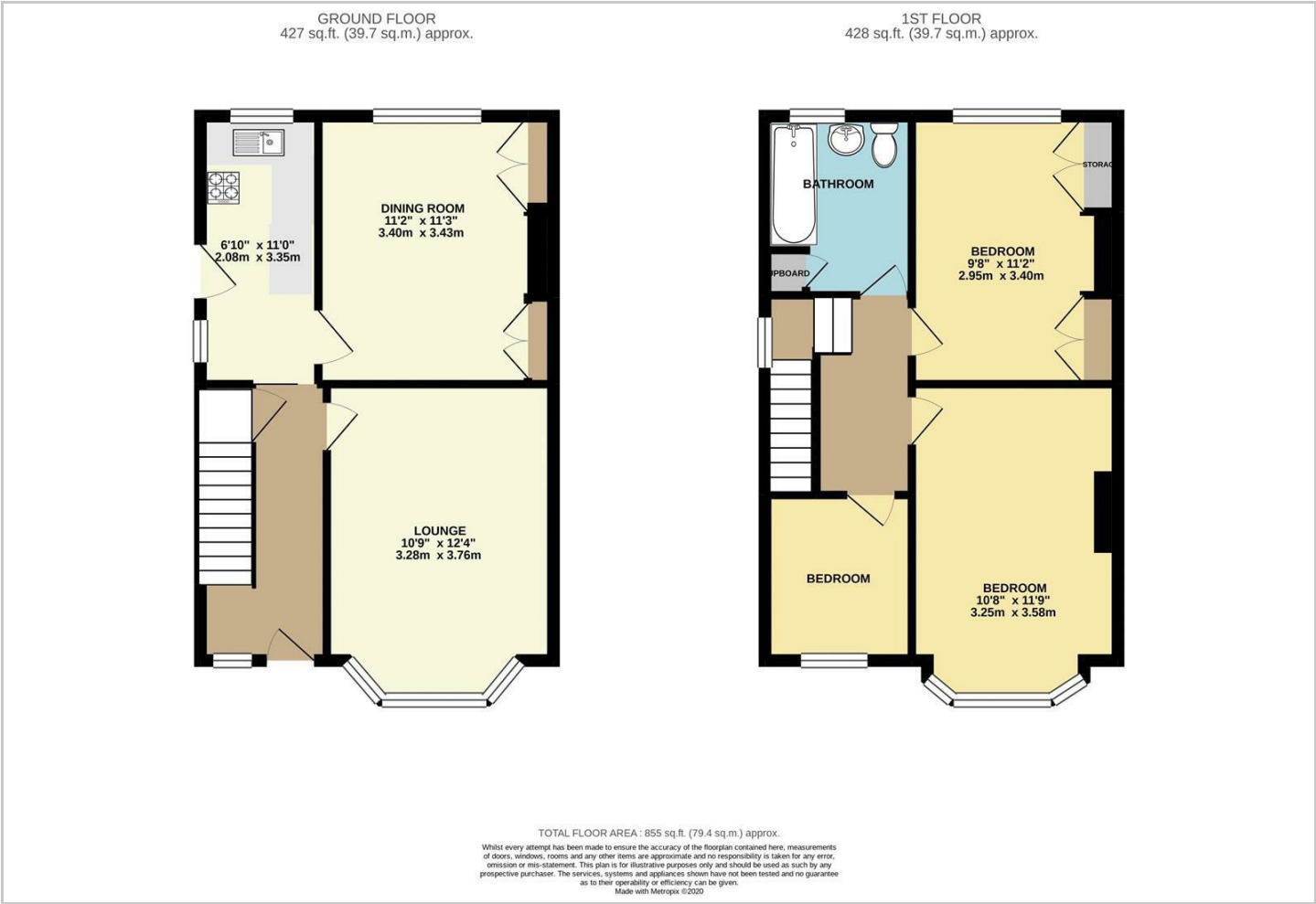
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND B

VIEWING

PLEASE CONTACT OUR EMERY & PIPER OFFICE ON 01803 315770 IF YOU WISH TO ARRANGE A VIEWING APPOINTMENT FOR THIS PROPERTY OR REQUIRE FURTHER INFORMATION.

THE ACCURACY OF THESE PARTICULARS IS NOT GUARANTEED NOR DO THEY FORM PART OF ANY CONTRACT. APPLICANTS SHOULD VERIFY DETAILS BY PERSONAL EXAMINATION AND ENQUIRY. CONSUMER PROTECTION REGULATIONS THE AGENT HAS NOT TESTED ANY APPARATUS; EQUIPMENT, FIXTURES OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT THE PURPOSE. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE AGENT HAS NOT HAD SIGHT OF THE TITLE DOCUMENTS. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW.

ENERGY EFFICIENCY GRAPH

