



## SHIPHAY, TORQUAY, TQ2 6LA

ASKING PRICE £150,000





• SOUGHT AFTER LOCATION • FIRST FLOOR  
FLAT • GENEROUS LIVING ROOM • FITTED KITCHEN • GOOD  
SIZE DOUBLE BEDROOM • ADDITIONAL BEDROOM/DINING  
SPACE • SHOWER ROOM • LARGE GARDEN • GARAGE &  
PARKING • NO ONWARD CHAIN

## LOCATION

SITUATED IN THE SOUGHT AFTER LOCATION OF CHELSTON THIS PROPERTY IS PERFECTLY POSITIONED BEING CLOSE TO LOCAL AMENITIES, SCHOOLS, THE WILLOWS RETAIL PARK AND TORBAY HOSPITAL.

THE PROPERTY ALSO BENEFITS FROM EASY ACCESS TO THE SOUTH DEVON LINK ROAD AND EXCELLENT BUS LINKS TO ST. MARYCHURCH, BABBACOMBE AND THE TOWN CENTRE.

## ACCOMMODATION

THE PROPERTY HAS ITS OWN ENTRANCE WHICH LEADS INTO A HALL WITH STAIRS TO THE FIRST FLOOR. THE LANDING IS A GOOD SIZE ALLOWING SPACE FOR A DESK/WORKSPACE AND HAS DOORS LEADING TO ALL PRINCIPLE ROOMS. THE LIVING ROOM OFFERS A GENEROUS SPACE WITH A SQUARED BAY WINDOW, FEATURE FIREPLACE AND AMPLE SPACE TO INCLUDE A DINING TABLE. THE KITCHEN IS FITTED COMPRISING BASE AND WALL MOUNTED UNITS, ROLLED EDGE WORK SURFACE WITH INSET SINK AND DRAINER WITH MIXER TAP. IN ADDITION TO

THIS THERE IS SPACE FOR FRIDGE FREEZER, COOKER AND PLUMBING FOR A WASHING MACHINE.

THE PROPERTY ALSO OFFERS A SHOWER ROOM, DOUBLE BEDROOM AND A ROOM THAT WAS PREVIOUSLY A BEDROOM WHICH WAS OPENED UP TO USE AS A DINING AREA.

## OUTSIDE

AT THE FRONT OF THE PROPERTY THERE IS A PATH WHICH LEADS TO THE FRONT DOOR, WHILST TO THE SIDE IS OFF ROAD PARKING AND A GARAGE. TO THE REAR IS A VERY GENEROUS WESTERLY FACING SUNNY ASPECT GARDEN WITH GARDEN SHED.

## AGENT INFORMATION

THE PROPERTY IS A FREEHOLD FLAT WHICH MEANS THERE IS ONLY A LIMITED AMOUNT OF MORTGAGE LENDERS THAN WOULD BE WILLING TO LEND. THIS PROPERTY AND THE GROUND FLOOR FLAT HAVE AN AGREEMENT WITH REGARDS TO MAINTENANCE.

01803 315770



## ROAD MAP



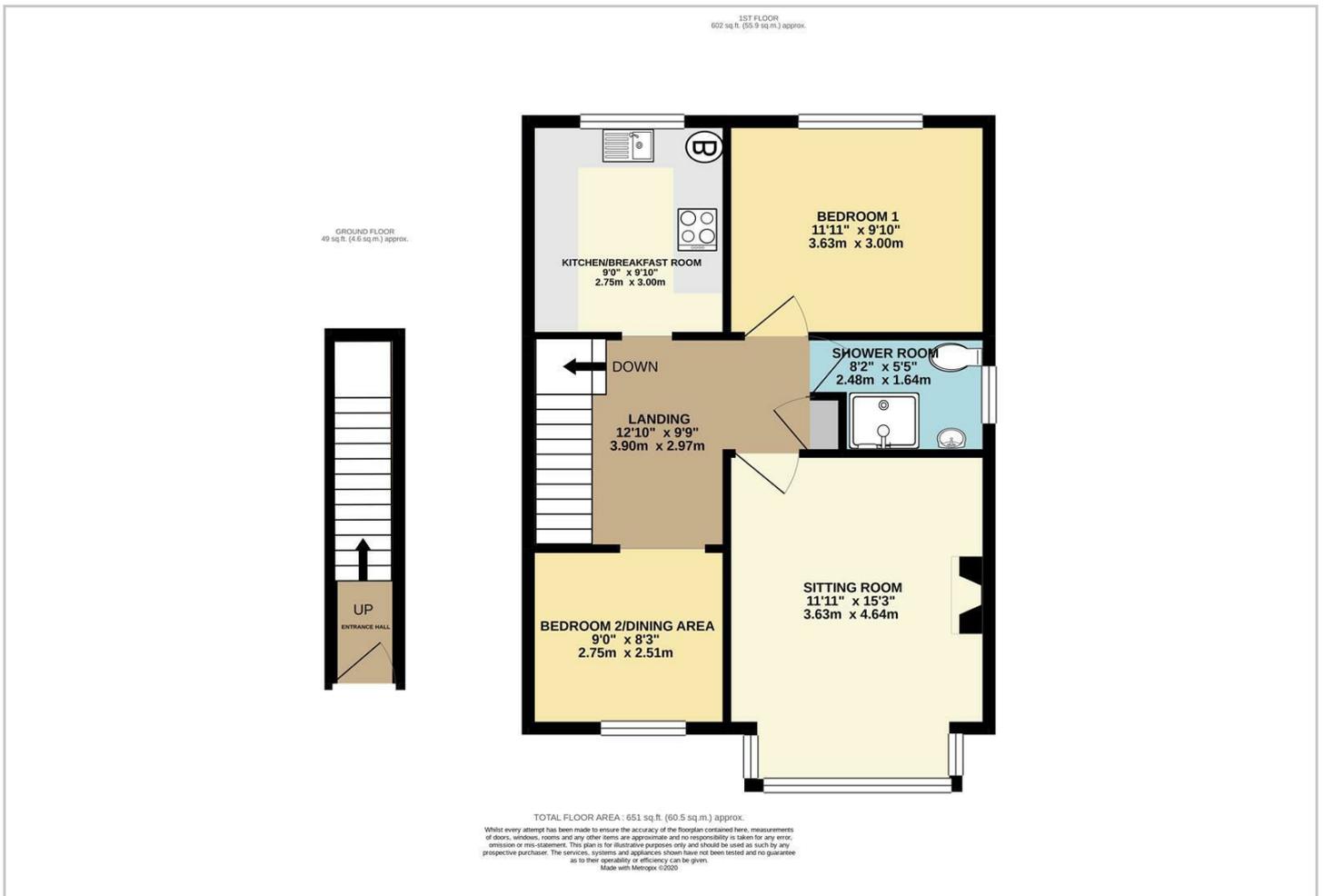
## HYBRID MAP



## TERRAIN MAP



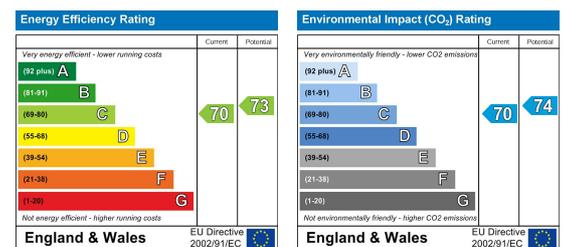
## FLOOR PLAN



## 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.

## ENERGY EFFICIENCY GRAPH



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.