



**SHIPHAY, TORQUAY, TQ2 7RW**

**ASKING PRICE £175,000**







**• 360 DEGREE TOUR • DECEPTIVE END OF TERRACE HOUSE • SPACIOUS LIVING ROOM • GOOD SIZE KITCHEN/DINER • TWO BEDROOMS • ENCLOSED REAR GARDEN • LARGE DECK AREA TO THE SIDE • FAMILY BATHROOM • SINGLE GARAGE IN NEARBY BLOCK • CLOSE TO HOSPITAL, AMENITIES & SCHOOLS**

## LOCATION

SITUATED IN THE POPULAR RESIDENTIAL LOCATION OF VEILLE PARK SHIPHAY. THIS END OF TERRACE HOUSE IS PERFECTLY POSITIONED FOR SCHOOLS, INDEPENDENT AND MAINSTREAM SHOPPING FACILITIES, TORBAY HOSPITAL, BUS ROUTES AND MAIN ACCESS ROADS IN AND OUT OF TORQUAY.

## ACCOMMODATION

THIS HOUSE IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND BENEFITS FROM ACCOMMODATION WHICH INCLUDES; AN ENTRANCE HALL WITH SPACE FOR COATS AND SHOES AND HOUSES THE ELECTRIC AND GAS METERS. FROM HERE A DOOR LEADS TO THE LIVING ROOM WITH A FEATURE GAS FIRE, STAIRS LEADING TO THE FIRST FLOOR AND A DOOR TO THE KITCHEN/DINER. THE KITCHEN/DINER IS A FANTASTIC SIZE FOR A TWO BEDROOM HOUSE AND OFFERS A FULL RANGE OF BASE AND WALL MOUNTED UNITS WITH ROLLED EDGE WORK SURFACE, SPACE FOR FRIDGE/FREEZER, WASHING MACHINE AND DRYER. A DOOR LEADS OUT TO THE THE LARGER THAN NORMAL GARDEN.

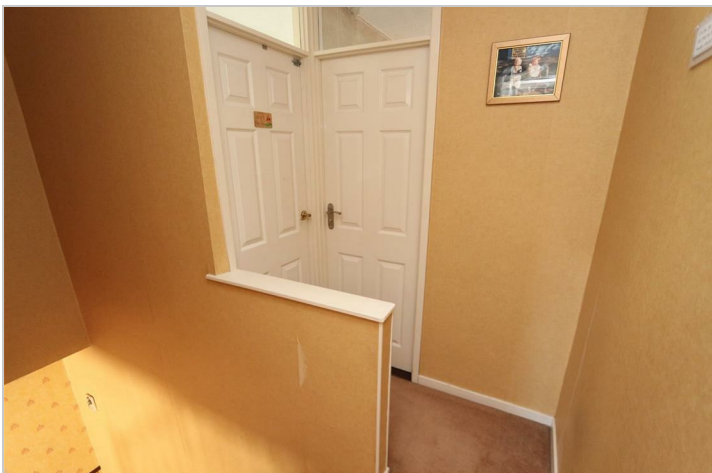
STAIRS FROM THE LIVING ROOM LEAD TO THE FIRST FLOOR LANDING WHERE YOU WILL FIND A FAMILY BATHROOM AND TWO BEDROOMS WITH THE MASTER BEING A VERY GENEROUS DOUBLE.

## OUTSIDE

OUTSIDE TO THE FRONT, THERE IS A LOW MAINTENANCE PATIO AREA WHILST TO THE REAR THERE IS A NICELY PRESENTED, SUNNY ASPECT ENCLOSED GARDEN WHICH LEADS ROUND TO A VERY LARGE DECKED AREA WHICH IS UNLIKE OTHERS IN THE AREA. IN ADDITION THIS PROPERTY BENEFITS FROM A SINGLE GARAGE IN A NEARBY BLOCK.

A VIEWING OF THIS PROPERTY IS ESSENTIAL TO APPRECIATE THE SIZE OF LIVING SPACE AND GARDENS







ROAD MAP



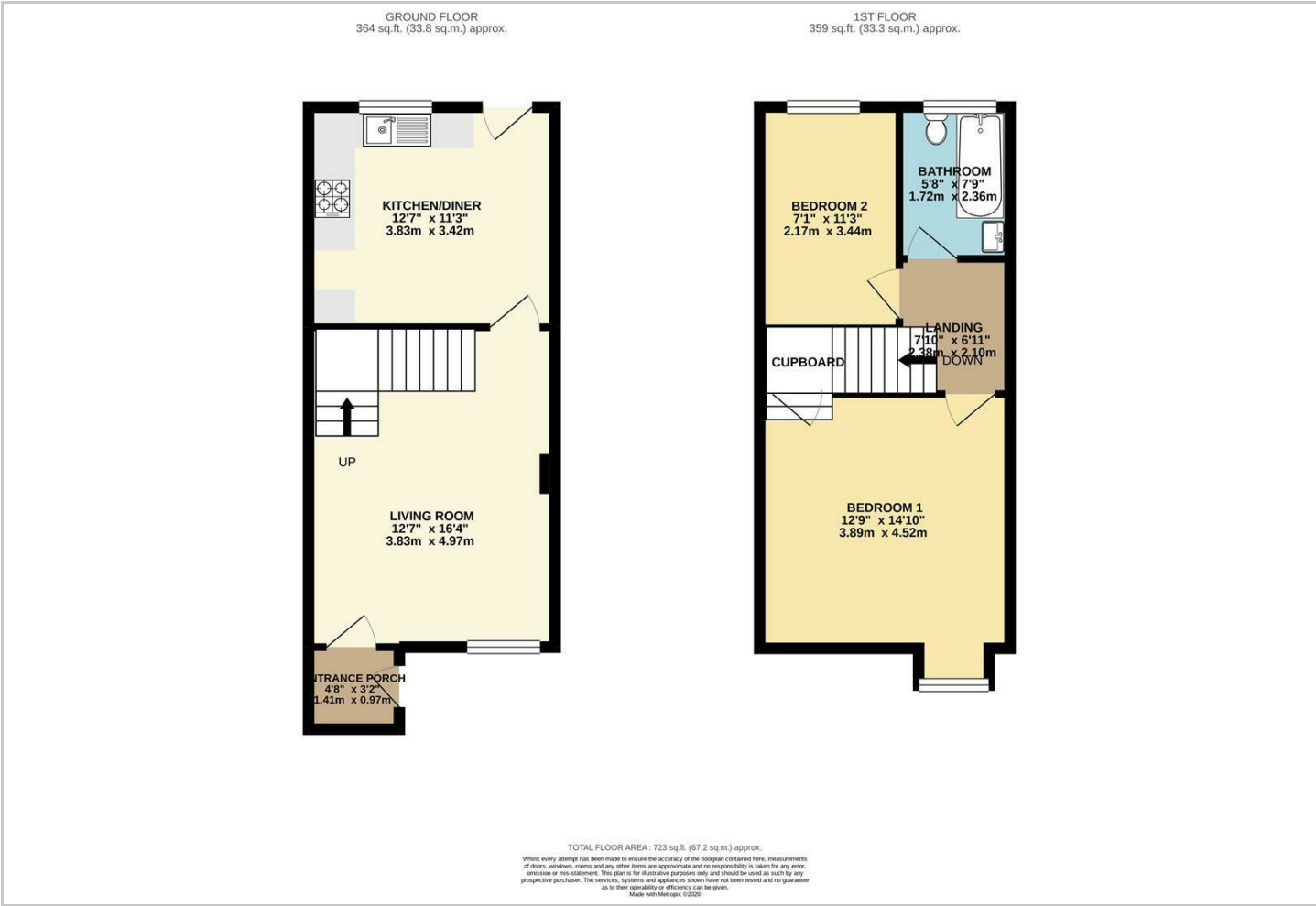
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND

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

