



## 40 Cadewell Lane

Shiphay, Torquay, TQ2 7ER

Asking Price £300,000







• ENTRANCE HALL • HALL • LOUNGE, DINING ROOM • KITCHEN, CLOAKROOM • GROUND FLOOR 4th BEDROOM/STUDY • 3 FIRST FLOOR DOUBLE BEDROOMS • BATHROOM/W.C. • BOARDED LOFT ROOM • GAS CENTRAL HEATING, DOUBLE GLAZING • POPULAR LOCATION.

### Location

A 3/4 bedroom semi-detached extended family house with a level enclosed garden, driveway parking and garage. Situated in this convenient location close to the hospital and schools.

### Accommodation

A Rare opportunity to acquire an extended 3/4 bedroom semi detached family house situated in this popular area of Cadewell, close to the hospital and local shops both in the road and on various bus routes nearby.

Internally the accommodation comprises an entrance hall and hall with an extension behind the garage to form a ground floor 4th bedroom or study facing onto the rear garden to. The kitchen is to the front with 2 separate reception rooms looking onto the rear garden with a sun lounge extension enjoyed off the lounge, giving access onto the rear garden. There is also a downstairs cloakroom/W.C. On the first floor are 3 double bedrooms, the master having a range of 2 double built-in wardrobes. There is a separate W.C. adjacent to the bathroom which has an electric shower over the bath and sink. A folding loft hatch gives access up to a boarded loft room with 1 Velux window to the rear and access into the eaves of the roof.

### Outside

The property benefits from off road driveway parking for 2 vehicles, the garage has power, lighting and an electric roller door. The rear has a lovely enclosed level garden comprising a patio and lawn area enclosed by fencing and hedging with a garden shed, various shrubs and plants







Road Map



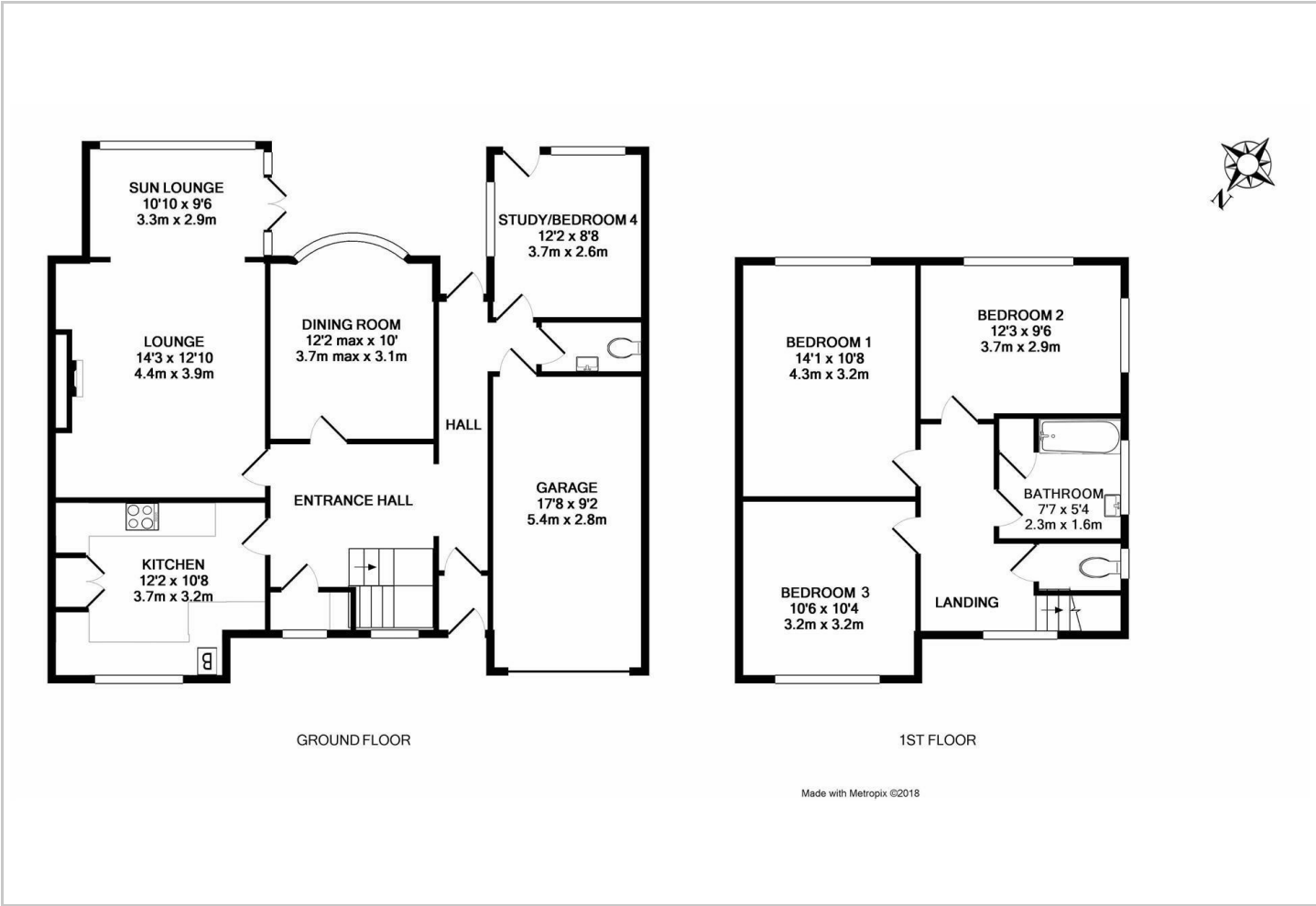
Hybrid Map



Terrain Map



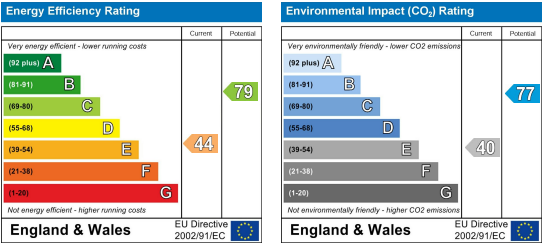
Floor Plan



Viewing

Please contact our Woods Torquay 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.