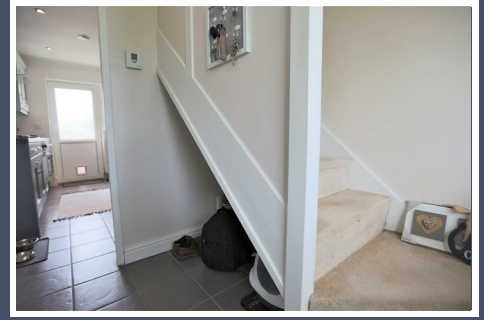




GRENVILLE AVENUE, CHELSTON, TQ2 6DW

ASKING PRICE £170,000





• POPULAR RESIDENTIAL LOCATION • CLOSE TO AMENITIES • WELL PRESENTED TERRACED HOUSE • LARGE LOUNGE/DINER • FITTED KITCHEN • TWO LARGE DOUBLE BEDROOMS • FAMILY BATHROOM • CLOSE TO A FULL RANGE OF SCHOOLS • WESTERLY FACING GARDEN • MOMENTS FROM COCKINGTON & SEAFRONT

LOCATION

CHELSTON IS A POPULAR RESIDENTIAL LOCATION AND HAS LOTS TO OFFER. THE PROPERTY IS A SHORT DISTANCE FROM A FULL RANGE OF LOCAL AMENITIES INCLUDING SUPERMARKETS, FOOD OUTLETS AND HARDWARE STORES. IN ADDITION TO THIS YOU ARE NOT FAR AWAY FROM THE WILLOWS RETAIL PARK WITH AN ARRAY OF CLOTHING OUTLETS, HOME DECOR STORES AND SUPERMARKETS. THE PROPERTY ALSO BENEFITS FROM BEING MOMENTS FROM A FULL RANGE OF SCHOOLS, TORBAY HOSPITAL AND EASE OF ACCESS TO PUBLIC TRANSPORT AND MAIN ROUTES IN AND OUT OF TORBAY.

ACCOMMODATION

THIS WELL PRESENTED TERRACED HOUSE HAS PLENTY TO OFFER BY WAY OF LOCATION AND ACCOMMODATION. ON THE GROUND FLOOR YOU WILL FIND A NICELY PRESENTED ENTRANCE HALL WITH STAIRS LEADING TO THE FIRST FLOOR, UNDER-STAIR STORAGE AND DOORS TO THE LOUNGE/DINER AND KITCHEN.

THE LOUNGE/DINER IS A GENEROUS SIZE ROOM, HAS DUAL ASPECT WINDOWS TO FRONT AND REAR AND HAS BENEFITED FROM MODERNISING BY THE CURRENT OWNER. THE KITCHEN AGAIN HAS BEEN IMPROVED AND OFFERS A GOOD SIZE STORAGE

CUPBOARD, MATCHING BASE AND WALL MOUNTED CUPBOARDS, WITH ROLL TOP WORK SURFACES AND SPACE FOR A FREE STANDING FRIDGE FREEZER, WASHING MACHINE AND DRYER. A DOOR FROM THE KITCHEN LEADS TO THE REAR GARDEN.

ON THE FIRST FLOOR THE PROPERTY OFFERS A LANDING WITH STORAGE CUPBOARD AND DOORS LEADING TO A FAMILY BATHROOM WITH SHOWER OVER THE BATH, TWO GENEROUS DOUBLE BEDROOMS WITH THE MASTER HAVING A BUILT-IN STORAGE CUPBOARD.

OUTSIDE

TO THE FRONT OF THE PROPERTY THERE IS A GENEROUS SIZE LAWN GARDEN WHICH IS ENCLOSED BY FENCING. A COVERED WALKWAY LEADS TO THE REAR GARDEN WHICH CAN ALSO BE ACCESSED FROM THE KITCHEN. MOSTLY LAID TO LAWN THE REAR GARDEN IS ENCLOSED AND BENEFITS FROM A BLOCK BUILT STORE AND A LOVELY PATIO AREA, WHICH IS PERFECT TO ENJOY THE SUNNY ASPECT OF THIS WESTERLY FACING GARDEN.



ROAD MAP



HYBRID MAP

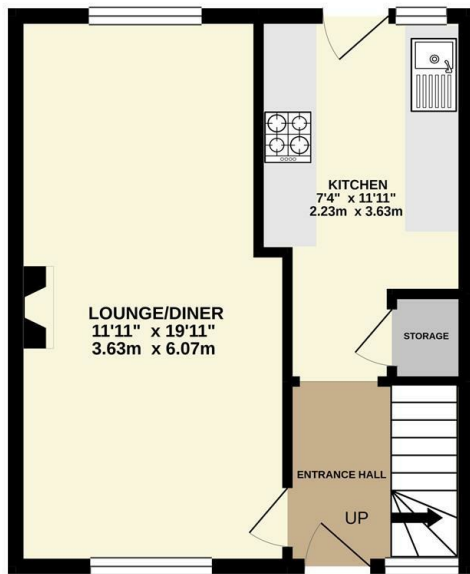


TERRAIN MAP

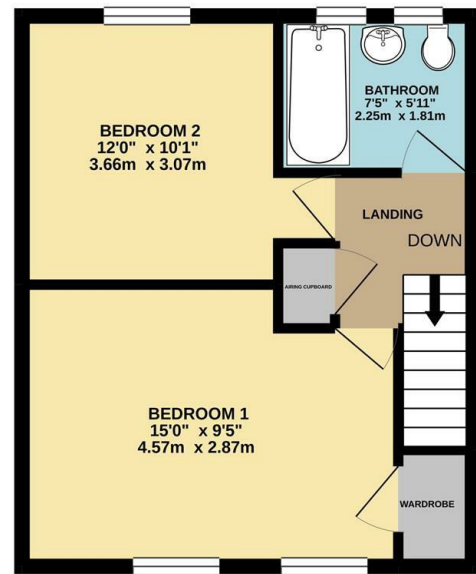


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

