

www.garganandhart.co.uk

01803 897321



Gargan & Hart

Estate Agents



Sherwell Rise South | Torquay | TQ2 6NF

Guide Price £220,000 - £230,000

Experienced Estate Agents working for you.

MAIN ENTRANCE

UPVC part panelled and obscure double glazed door, with matching window over, opening to:-

RECEPTION HALL

Stairway to first floor, radiator, telephone point, coved ceiling. Doors to principal rooms.

LOUNGE

12' 11 Max" x 12' 03" (3.94m x 3.73m)

A spacious reception room with walk-bay window, UPVC double glazing and outlook to front, radiator, TV aerial point, telephone point, coved ceiling.

KITCHEN/DINER

10' 11 Max" x 18' 02 Max" (3.33m x 5.54m)

A lovely, light and spacious room with UPVC double glazed window overlooking rear garden. Modern range of fittings comprising base and drawer units with rolled edge work surfaces and tiled splashbacks, matching range of wall cabinets with concealed lighting under. Inset stainless steel single drainer sink unit, integrated dishwasher, fridge and freezer. Seven ring range style gas cooker with extractor unit and canopy over, recessed spotlights to coved ceiling, radiator, built-in -storage cupboard. UPVC part panelled and double glazed door leading out to:-

ELEVATED SUN TERRACE

A lovely timber decked area, with attractive balustrading to surround and steps down to rear garden - perfect for enjoying the afternoon sun and views over the surrounding area.

FIRST FLOOR LANDING

Built-in linen cupboard with shelving, hatch to roof void, coved ceiling. Doors to principal rooms.

BEDROOM 1

13' 03 Max" x 11' 11 Max" (4.04m x 3.63m)

A spacious light and airy double bedroom with walk-in bay window UPVC double glazing and outlook to front. Radiator, built-in wardrobes to one wall with part mirror fronted sliding doors, hanging rails and shelving, TV aerial point, coved ceiling.

BEDROOM 2

12' 00 Max" x 10' 11" (3.66m x 3.33m)

Another spacious double bedroom with UPVC double glazed window and outlook over rear garden, radiator, coved ceiling.

BEDROOM 3

5' 11" x 7' 09" (1.8m x 2.36m)

UPVC double glazed window with outlook to front, radiator, coved ceiling.

FAMILY BATHROOM

UPVC obscure double glazed window to rear aspect, modern white suite comprising panelled bath with electric shower unit over, pedestal wash basin with mirror and glazed shelf over, low level WC. Wall mounted ladder style heated towel rail, recessed spotlights to coved ceiling, ceramic tiling to walls.

OUTSIDE

To the front of the property a driveway provides off road parking for one vehicle with path and steps down to main entrance with outside light. To the rear of the property the garden has been partly laid to a large loose stone area, with shrubs to border. Steps lead up to a further paved patio area with low walling to boundaries and access gate leading out to rear service lane. In addition, the Sun Terrace provides useful storage space beneath, with cold water tap and access to:-

BASEMENT

A large and versatile space – perfect for storage or as a Workshop or Hobbies room. Radiator, light, power and plumbing for automatic washing machine. Cupboards to one wall, wall mounted gas fired boiler servicing domestic hot water and central heating system. Opening through to an additional large storage area.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Newton Road, at the traffic lights near to Torre Station, turn into Avenue Road. Turn right at the next set of traffic lights into Old Mill Road. Proceed under the bridge and turn right into Mallock Road. Continue towards Sherwell Hill before turning right into Sherwell Lane. Continue some distance before turning left into Sherwell Rise South where the property will be seen along to the left hand side.

ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band – B

Local Authority – Torbay Council

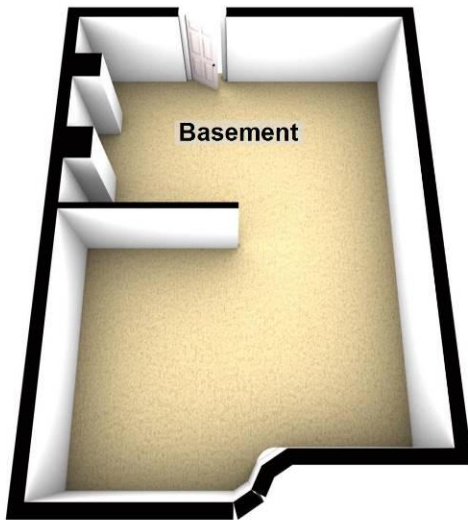
EPC: D



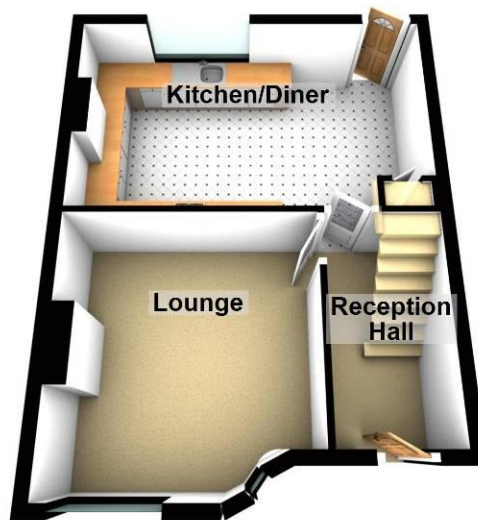
Situated in the popular suburb of Chelston, Torquay is this spacious mid terraced family home. The property is conveniently located for access to nearby shops, schools, parks and public transport. Torquay town centre and seafront promenade, with its array of shops, restaurants and theatre are also only a short drive away. The well presented accommodation has been recently redecorated throughout in neutral colours and comprises a spacious bay fronted lounge, modern kitchen/diner, three bedrooms and family bathroom. The property also benefits from gas central heating, UPVC double glazing and a large basement area – perfect as a workshop or hobbies room. Outside, there is off road parking to the front, with an attractive easy to maintain garden to the rear, incorporating an elevated sun terrace (accessed from the kitchen/diner) which enjoys views over the surrounding area. Viewing is highly recommended to fully appreciate this excellent family home.

Energy Rating: D

Basement



Ground Floor



First Floor



SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase.

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU