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01803 897321



Gargan & Hart

Estate Agents



Glebeland Way | Torquay | TQ2 7SL

OIEO £250,000

Experienced Estate Agents working for you.

DESCRIPTION

Situated at the end of a quiet cul-de-sac location, in the popular residential Veille Park area of Torquay, is this modern detached family home. The property itself is conveniently placed less than a mile away from local shops and amenities on Cadewell Lane, including a Post Office, Co-Op Food Store and doctors' surgery. Local primary, secondary schools and bus routes are also easily accessible, with Torbay Hospital, The Willows Retail Park and arterial roads to Newton Abbot, Exeter and Plymouth being only a short drive away.

The property is accessed via steps up to the main entrance which opens to a reception hall with cloakroom/WC and stairway rising to the first floor level with useful built-in storage cupboard under. The lounge and dining room flow easily from one to the other via a large archway, making it perfect for entertaining! Two windows to the rear, and further window to the front, provide plenty of natural light. A feature fireplace, with decorative surround and fitted living flame electric fire, provides a focal point in the lounge. The kitchen provides access to the rear of the property and is well equipped with a range of modern gloss fronted wall and base units, with space for a freestanding cooker, fridge freezer and washing machine.

To the first floor level there is access to the loft space and a useful built-in airing cupboard housing the gas fired boiler. The spacious master bedroom is dual aspect and enjoys views over the surrounding area to the front and the garden to the rear. A further double bedroom overlooks the rear and the third smaller bedroom faces the front. A family bathroom, with modern white suite comprising low level WC, pedestal wash basin and panelled bath with electric power massage shower over, completes the first floor accommodation.

Outside, to the front the gently sloped garden is laid predominantly to lawn with inset mature shrub and flower beds. There is driveway parking for one vehicle, leading to a garage with metal up and over door, light and power points. In addition, there is gated access leading to the rear garden which enjoys a southerly aspect and is attractively landscaped to several lawned tiered levels, which are well stocked with mature shrubs and ornamental trees. A large enclosed paved patio area leads off the kitchen, with outside lighting, making it a perfect area for sheltered al fresco entertainment and relaxation. A further raised patio area affords lovely views over the surrounding area and there is gated access leading to Exe Hill.

Viewing is highly recommended to fully appreciate this modern family home.

GROUND FLOOR ACCOMMODATION

RECEPTION HALL

CLOAKROOM/WC

LOUNGE

10' 10" x 14' 10" (3.3m x 4.52m)

DINING ROOM

7' 09" x 8' 05" (2.36m x 2.57m)

KITCHEN

8' 00" x 8' 05" (2.44m x 2.57m)

FIRST FLOOR ACCOMMODATION

BEDROOM 1

14' 10" x 8' 03" (4.52m x 2.51m)

BEDROOM 2

11' 06" x 8' 07" (3.51m x 2.62m)

BEDROOM 3

7' 04" x 8' 07" (2.24m x 2.62m)

FAMILY BATHROOM

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 turn into Shiphay Lane. Turn right at the next set of traffic lights into the continuation of Shiphay Lane, proceeding some distance and over the mini roundabout into Collaton Road before turning left into Exe Hill. Turn next right into Fowey Avenue and continue some distance before turning left into Glebeland Way. Proceed to the end of the road where the property will be seen to the left hand side.

ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band – D

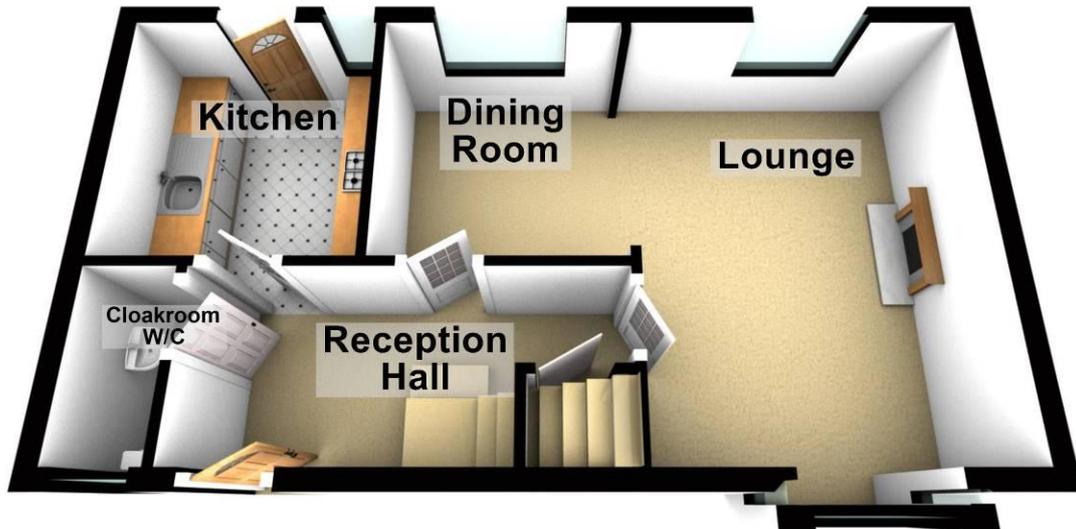
Local Authority – Torbay Council

EPC Rating - D

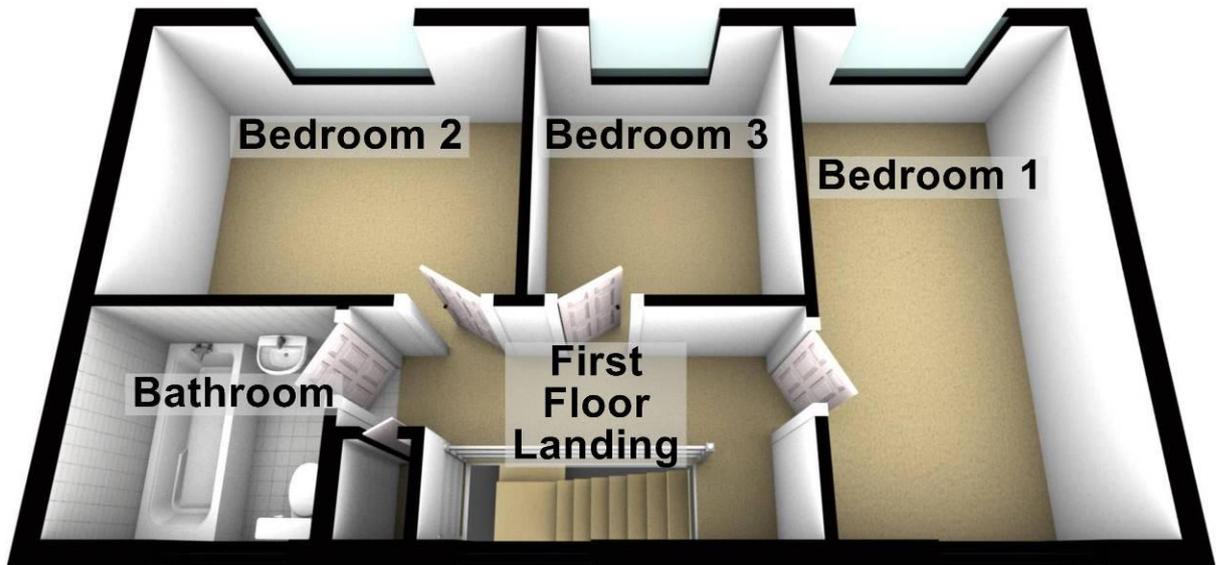


- Modern Detached Family Home
- Popular Location
- 3 Bedrooms
- Spacious Lounge & Dining Room
- Modern Kitchen
- Family Bathroom
- Parking & Garage
- Large Tiered Rear Garden

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