



Fowey Avenue, Shiphay, Torquay

Offers Over £425,000



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1 FOWEY AVENUE, SHIPHAY, TORQUAY, DEVON TQ2 7RE

Detached family home | Well presented accommodation | Off-road parking | Integral garage
Sought-after residential location | Entrance porch | Sitting room | Dining room | Contemporary
kitchen with island | Utility room | Ground floor WC | First floor landing | Three double bedrooms
Four piece bathroom/WC | Good sized enclosed rear garden

In the sought-after Shiphay area the property offers a superbly presented detached family home with a good sized enclosed garden, off-road parking and an integral garage. Approached from the road, a driveway provides off-road parking and leads to the garage and to the front door. Once inside, an entrance porch leads to the ground floor accommodation which comprises a sitting room to the front aspect, a dining room with sliding doors to the garden, a contemporary kitchen with island, utility room and ground floor W.C. On the first floor a landing leads to three double bedrooms and a four piece bathroom/W.C. The property is further complimented throughout with UPVC double glazed windows and has gas central heating. To the rear and accessed from the dining room is a good sized patio with pathway continuing to a gated access to the front. The remainder of the garden is tiered to the top boundary, mainly laid to lawn and with some open views.

Fowey Avenue is located in the popular Shiphay area with good access to a local Primary school, Torquay Boys & Girls Grammar schools, convenience stores, bus route and nearby Torbay Hospital.

The Accommodation Comprises

ENCLOSED ENTRANCE PORCH - 1.37m x 1.07m (4'6" x 3'6") Ceiling spotlights, composite front door, radiator, window to the side aspect.

SITTING ROOM - 5.28m x 3.25m (17'4" x 10'7") Contemporary open plan living area with engineered oak flooring, radiator, ceiling light points, TV aerial point, uPVC double glazed floor to ceiling window, inset wall mounted living flame gas fire with log burning effect.



DINING AREA - 2.62m x 3.58m (8'7" x 11'9") Continuation of engineered oak flooring, smooth finish ceilings, inset spotlights, radiator, uPVC double glazed sliding doors providing access to the rear garden.



KITCHEN - 4.34m x 2.84m (14'3" x 9'4") Beautifully fitted kitchen with matching wall, base and drawer units, square edged quartz worktop over, uPVC double glazed window to the rear aspect, smooth finish ceilings, spotlights, built-in dishwasher, built-in fridge and freezer, built-in eye-level microwave, engineered oak flooring, central island with built-in fridge, square edged extended quartz worktops over providing a breakfast bar, sockets with USB points. Range cooker, extractor hood, inset stainless steel sink and worktop drainer.



UTILITY - 2.67m x 1.75m (8'9" x 5'9") Tiled flooring, smooth finish ceilings, base cupboards with roll edged work surfaces over, space and plumbing for washing machine, space for tumble dryer, inset spotlight, access to loft uPVC double glazed window to the side aspect, radiator, cloak cupboard, obscure double glazed door providing access to the front.

DOWNSTAIRS WC - 1.7m x 0.79m (5'7" x 2'7") Low level close coupled WC with push button flush, hand wash basin with cabinet below, tiled splashback, ceiling spotlight, extractor fan, obscure double-glazed window to the rear aspect, tiled flooring.

INNER HALL - 1.75m x 1.57m (5'9" x 5'2") Continuation of engineered oak flooring, stairs to the first floor, radiator, wall mounted thermostat controlling the central heating system, under stairs storage cupboard, door to

GARAGE - 4.9m x 2.44m (16'1" x 8'0") Up and over door with storage area, partitioned wall opening to large space, currently used as office/home salon, ceiling strip light, wall mounted combination boiler controlling the central heating, wall mounted electric consumer unit, power points.

FIRST FLOOR LANDING - 2.36m x 1.7m (7'9" x 5'7") UPVC double glazed window to the side aspect, access to loft, smoke detector, ceiling light point, doors to bedrooms and bathroom.

BEDROOM ONE - 4.14m x 3.25m (13'7" x 10'8") Large double bedroom with low set uPVC double glazed window to the front aspect, ceiling light point, built-in wardrobes with hanging rail shelving and partially mirror fronted sliding doors, Radiator.



BEDROOM TWO - 3.23m x 3.18m (10'7" x 10'5") Double bedroom, ceiling light point, uPVC double glazed window to the rear aspect, radiator, TV aerial point, fitted wardrobe with hanging rail shelving and mirror fronted sliding doors.

BEDROOM THREE - 3.18m x 2.36m (10'5" x 7'9") Double bedroom, ceiling light point, uPVC double glazed window to the front aspect, radiator, space for wardrobe, sockets with USB connectors.

BATHROOM - 2.34m x 2.26m (7'8" x 7'5") Well-appointed suite comprising low-level close coupled WC with concealed cistern and push button flush, panel bath with centralised monoblock mixer tap, wall mounted fitted TV, wall hung hand wash basin with monoblock mixer tap, large corner shower with glass sliding door, mains fed rain shower, raised shower tray, partly tiled walls, inset ceiling spotlights, light point, extractor fan, obscure uPVC double glazed window to the rear aspect, tiled flooring with electric underfloor heating, vertical heated towel rail, smooth finish ceilings.



OUTSIDE

FRONT Paved driveway providing side-by-side parking for two vehicles, lawn section to the right-hand boundary and large banked lawn area to the side running up to the public footpath, paved path providing access to the rear garden, further parking space between the footpath and the road.

REAR GARDEN Access via double glazed sliding doors to level paved seating area, enclosed with panel fencing, raised slate beds, various plant beds, pond with water feature, outside tap, timber gate providing access to the front, outside lights, two sets of steps leading to the hot tub included. To the rear corner of the garden offers a great deal of privacy and seclusion and some countryside views, timber shed with electric consumer unit, lawn over two levels.

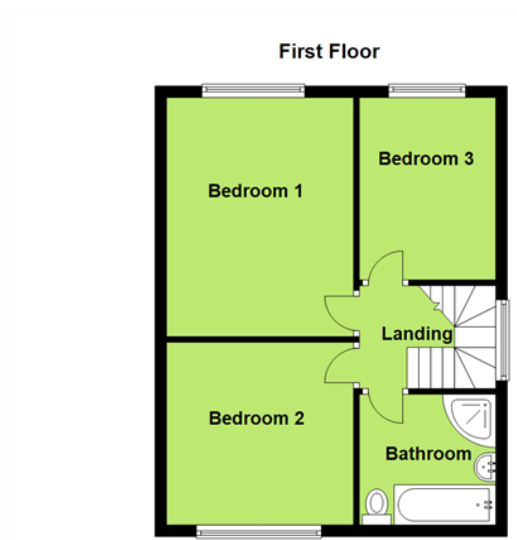


Age: 1960s' (unverified)	Stamp Duty:* £8,750 at asking price
Council Tax Band: C EPC Rating: C	Tenure: Freehold
Services - Mains gas, electric, water & sewerage	
Broadband - Standard, Ultrafast, Mobile Network – Indoor - EE, Three voice & data limited, O2, Vodafone voice likely, data limited, Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position: Garage	Gas Meter Position: Garage
Boiler Position: Garage - combi	Water: Meter
Loft: Part boarded, insulated, light	Rear Garden Facing: South
Total Floor Area: Approx 102 Sqm	Square foot:

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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