



SHIPHAY LANE
TORQUAY TQ2 7DU



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A substantial Four Bedroomed Detached House located in Shiphay which has been beautifully renovated by the current owners. It occupies a large plot with plenty of parking on the driveway to the front of the property as well as a large

Entrance Hall

Stairs to first floor. Front elevation entrance door. Wall mounted radiator.

Living Room 15' 3" x 11' 2" (4.64m x 3.40m)

Front and side elevation double glazed windows. Feature glass fronted log burning fire set into wall. Open to kitchen/dining room.

Kitchen/Dining room 27' 0" x 9' 10" (8.22m x 2.99m)

Rear elevation double glazed sliding doors. Fitted kitchen with wall and base units. Fitted work surfaces. Island unit. Sink with drainer. Fitted oven and hob. Cooker hood. Fitted appliances. Side elevation double glazed window. Rear elevation double glazed window.

Downstairs WC

Low level WC. Wash hand basin. Wall mounted radiator. Side elevation double glazed window.

Bedroom Four/ Study 10' 5" x 8' 4" (3.17m x 2.54m)

Front elevation double glazed window. Wall mounted radiator.

First Floor Landing

Skylight windows. Built in cupboard. Wall mounted radiator.

Bedroom One 13' 8" x 9' 1" (4.16m x 2.77m)

Side elevation double glazed window. Built in eaves wardrobe. Wall mounted radiator.





SAMSUNG



En-suite

Wet room style shower room. Low level wc. Wash hand basin with vanity cabinet. Tiling. Heated towel rail. Rear elevation double glazed window.

Bedroom Two 13' 5" x 9' 1" (4.09m x 2.77m)

Front elevation double window. Wall mounted radiator. Built in wardrobe.

Bedroom Three 10' 4" x 7' 3" (3.15m x 2.21m)

Side elevation double glazed window. Wall mounted radiator. Built in storage.

Bathroom

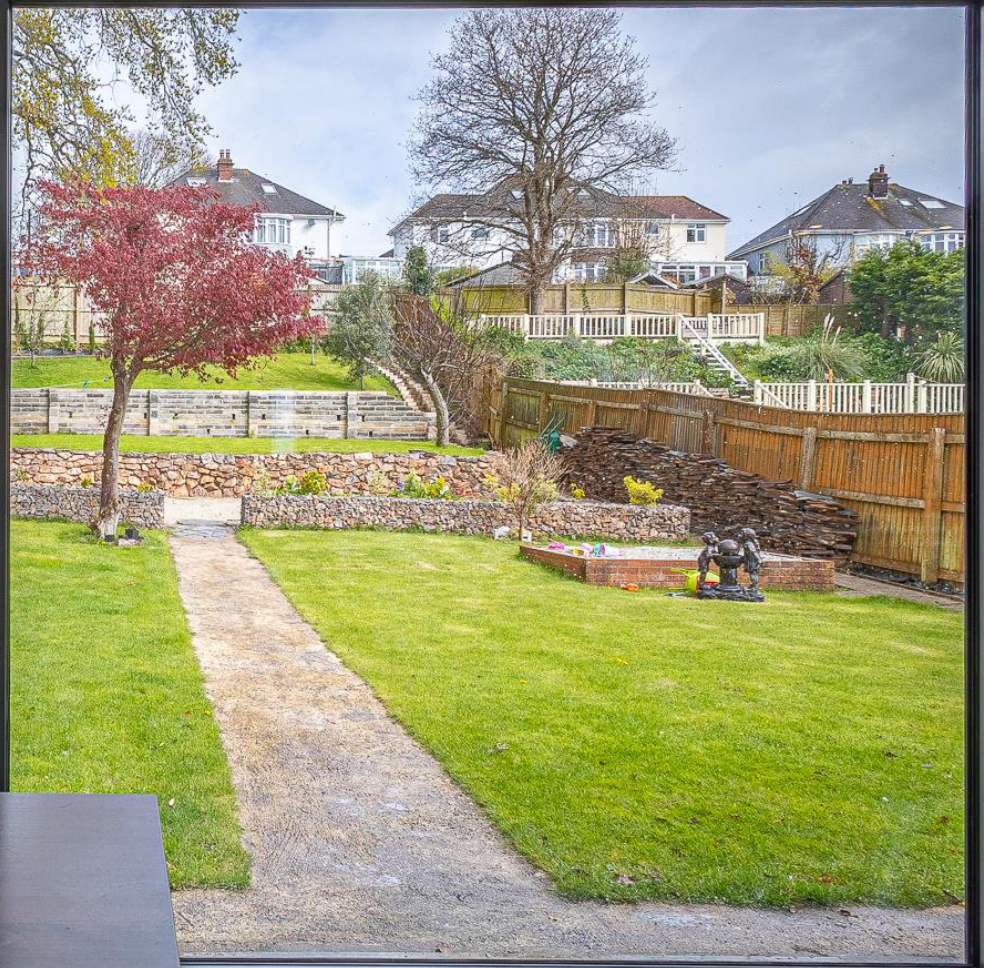
Panelled bath. Low level WC. Wash hand basin. Heated towel rail. Tiling. Dual aspect double glazed windows.



General

Services:

All mains services are believed to be connected to the property.



Local Authority:
Torbay Council

Council Tax:
E





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.