



CADEWELL LANE
TORQUAY TQ2 7HP



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A significant detached home located in the heart of Shiphay, Torquay. On the ground floor the house comprises a large living room, kitchen/dining room, two double bedrooms, sun room, utility room, bathroom and third bedroom/formal dining room. The first floor has a large double bedroom as well as a bathroom and access to the loft area. It has a pleasant enclosed and level garden to the rear, there is also an outside toilet accessed in the garden as well as a summerhouse. To the front there is a beautiful level lawned garden which adjoins a blocked paved driveway that in turn leads you to the garage which has an electric door. The property is being offered for sale with no onward chain. This spacious property is located in a sought after area of Torquay, extremely close by to Torbay Hospital and not far from the Grammar Schools A local bus service runs to the end of the road providing flexible transport to many different destinations and Torre Train Station is just 0.7 miles away. The local country pubs 'The Devon Dumpling' and 'The Wighton' are situated nearby providing a warm atmosphere, good food and great social scenes. A local parade of shops and amenities are also close by including the popular Co-op and a post office. Torquay is home to an array of picturesque landmarks and local attractions to include Princess Theatre, Kents Cavern and the Model Village. A variety of beaches are on offer for both sun loungers or water sport enthusiasts with the power boat racing event occurring annually.

Entrance Hallway

Front elevation double glazed door. Stairs to first floor. Under stairs cupboard. Wall mounted radiator.

Living Room 14' 11" x 18' 7" (4.54m x 5.66m)

Rear elevation double glazed patio doors. Wall mounted radiator. Coving.

Sun room 13' 5" x 9' 8" (4.09m x 2.94m)

Rear and side elevation double glazed windows. Side elevation double glazed patio door. Wall mounted radiator.

Kitchen/Dining room 12' 9" x 18' 7" (3.88m x 5.66m)

Rear and side elevation double glazed window. Fitted wall and base units. Fitted work surfaces. Wall mounted radiator. Breakfast bar. Sink with drainer. Fitted oven, hob and cooker hood.

Utility room

Side elevation double glazed door to garden. Work surface. Boiler. Side elevation double glazed window.

Outside WC

Low level WC. Wash hand basin.

Bedroom One 13' 10" x 11' 10" (4.21m x 3.60m)

Front elevation double glazed bay window. Wall mounted radiator.

Bedroom Two 13' 10" x 11' 9" (4.21m x 3.58m)





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Front elevation double glazed window. Wall mounted radiator. Coving.

Bedroom Three/ Dining room 9' 9" x 11' 6" (2.97m x 3.50m)

Wall mounted radiator. Rear elevation double glazed window.

Bathroom

Shower cubicle. Side elevation double glazed window. Panelled bath. Tiling. Wash hand basin with vanity unit. Wall mounted radiator. Mirrored cabinet. Wall mounted radiator.

First floor landing

Double glazed window. Access to eaves.

Bedroom Four 11' 2" x 20' 4" (3.40m x 6.19m)

Double glazed window and velux window. Wall mounted radiator.

Bathroom

Low level WC. Wash hand basin. Shower cubicle. Wall mounted radiator. Double glazed velux window.





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General

Services:

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

Local Authority: Torbay Council





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Floor 0



Floor 1



Approximate total area^①
1924.47 ft²

Reduced headroom
70.24 ft²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-8	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		



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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.