



Our View “This very well presented property offers spacious living accommodation and very attractive low maintenance gardens”

A delightful three bedroom detached property with garage, off road parking, and gardens located in the popular Cadewell area of Torquay.

The accommodation begins with the spacious reception hallway with wooden flooring and access to the lounge which features a gas fire with mantle surround, wooden flooring and a double glazed bay window to the front. Adjacent to this room you have the delightful kitchen/dining room with a range of matching wall and base level units with solid oak work surfaces with a mixer tap sink and drainer. Built in appliances include a refrigerator and dishwasher and there is space for a range cooker. There are inset spotlights, wooden flooring, a double glazed window to the rear enjoying a pleasant outlook over the garden and surrounding countryside and a double glazed door to the side. An opening leads into the dining area which features continued wooden flooring, a gas fire with mantle surround and double doors into the conservatory which overlooks the garden and has double doors to the rear. From the reception hallway you have a door to a WC.

Stairs rise to the first floor where you have a spacious landing area providing access to three double bedrooms, all of which have double glazed windows enjoying a pleasant outlook and one bedroom benefits from built in wardrobes. From the landing you have access to the bathroom with a suite comprising a low level WC,

pedestal wash hand basin, bath and separate shower cubicle and there is an obscure double glazed window to the rear and a hatch to the loft space.

Externally to the front the property is accessed via solid wooden gates giving access to a large paved driveway offering ample off road parking and a low maintenance stone chip front garden is bordered by well presented hedgerow. The driveway continues to a car port and garage with an up and over door, power and light, and space and plumbing for a washing machine, tumble dryer and freezer. Gated access at either side of the property leads to the rear garden which again provides for low maintenance with a patio area leading out from the conservatory onto a decked area lowering to a stone chip section bordered by an attractive assortment of flowerbeds and plants. With many seating areas, the garden is ideal for outside dining and entertaining and at one side of the property you have a useful storage shed.

Cadewell Lane is conveniently situated on the edge of Torquay close to Torbay Hospital, supermarkets and other local amenities. Highly regarded Torquay Boys' and Girls' Grammar schools are also within easy reach. Torquay has a great atmosphere with its bustling pavement cafes, shops and beautiful beaches, along with a number of pubs, supermarkets, doctors, churches, primary and secondary schools, etc. The lively Torquay Harbour and International Marina are focal points. From the marina, a choice of boat excursions are available that include trips to Dartmouth, Agatha Christies former home, Greenway House and Gardens. Other local attractions include Babbacombe Model Village, Bygones

Victorian Museum, Princess Theatre, and the Paignton & Dartmouth Steam Railway. There are excellent communication links via road or rail. The A38 connects Plymouth, Exeter and Newton Abbot. Totnes and Newton Abbot railway stations are on the Penzance to Paddington mainline.

- Spacious reception hallway
- Lounge with bay window
- Delightful kitchen/dining room
- Conservatory
- Downstairs WC
- Three double bedrooms
- Bathroom
- Garage and car port
- Ample off road parking
- Delightful low maintenance gardens



