



Our View “*Deceptively spacious family home in a sought after location close to schools and amenities*”

A well presented and spacious three bedroom property with delightful enclosed gardens, garage and off-road parking situated in the Chelston area of Torquay.

The accommodation begins with the entrance porch with tiled flooring and a door providing access to the entrance hallway with wood effect style laminate flooring which continues throughout much of the ground floor. A door provides access to the modern fitted kitchen which features a range of wall and base level units with a stainless steel mixer tap sink and drainer. Built in appliances include an oven and gas hob with an extraction hood and light above and there is space for a fridge/freezer, washing machine and tumble dryer. There is continued wood effect flooring, inset spotlights, a storage cupboard beneath the stairs, a double glazed window to the rear and an obscure double glazed door leading to the rear garden. An opening leads through to the delightful spacious living/dining room which features double glazed windows to the front and rear aspect allowing much natural light and inset spotlights.

From the entrance hallway you have stairs rising to the first floor landing which provides access to the three bedrooms, two good size doubles and a single, which all feature double glazed windows to the front or rear. Also from the landing there is access to a modern fitted family bathroom with a suite comprising a low level flush WC, pedestal wash hand basin and panelled bath with mains shower fitted and there are part tiled walls and two double glazed obscure windows to the rear. From the landing you also have a useful storage cupboard with shelving and a hatch providing access to the loft space.

Externally to the front you have gated access to the front garden with a pathway leading to the front entrance passing a level lawn and you also have a communal green at the front of the property and off road parking on a first come first serve basis. To the rear, with access from the kitchen area, you have an enclosed and private garden with a decking area leading out from the rear, providing an ideal space for outside dining and entertaining. There is a patio and level lawn and a further decking area with additional seating space. There is a brick built storage shed and at the rear of the garden a door provides access to the rear of the garage which has been converted into an office space with power and light

provided, creating a range of uses. Part of the garage still remains with a metal up and over door and continued power and light and to the rear you also have additional off-road parking.

- Entrance porch and hallway
- Spacious lounge/dining room
- Modern fitted kitchen with door to the garden
- Three bedrooms
- Contemporary bathroom
- Outside office space converted from rear of the garage
- Brick built storage shed
- Off road parking
- Enclosed and private rear garden
- Desirable residential area



