

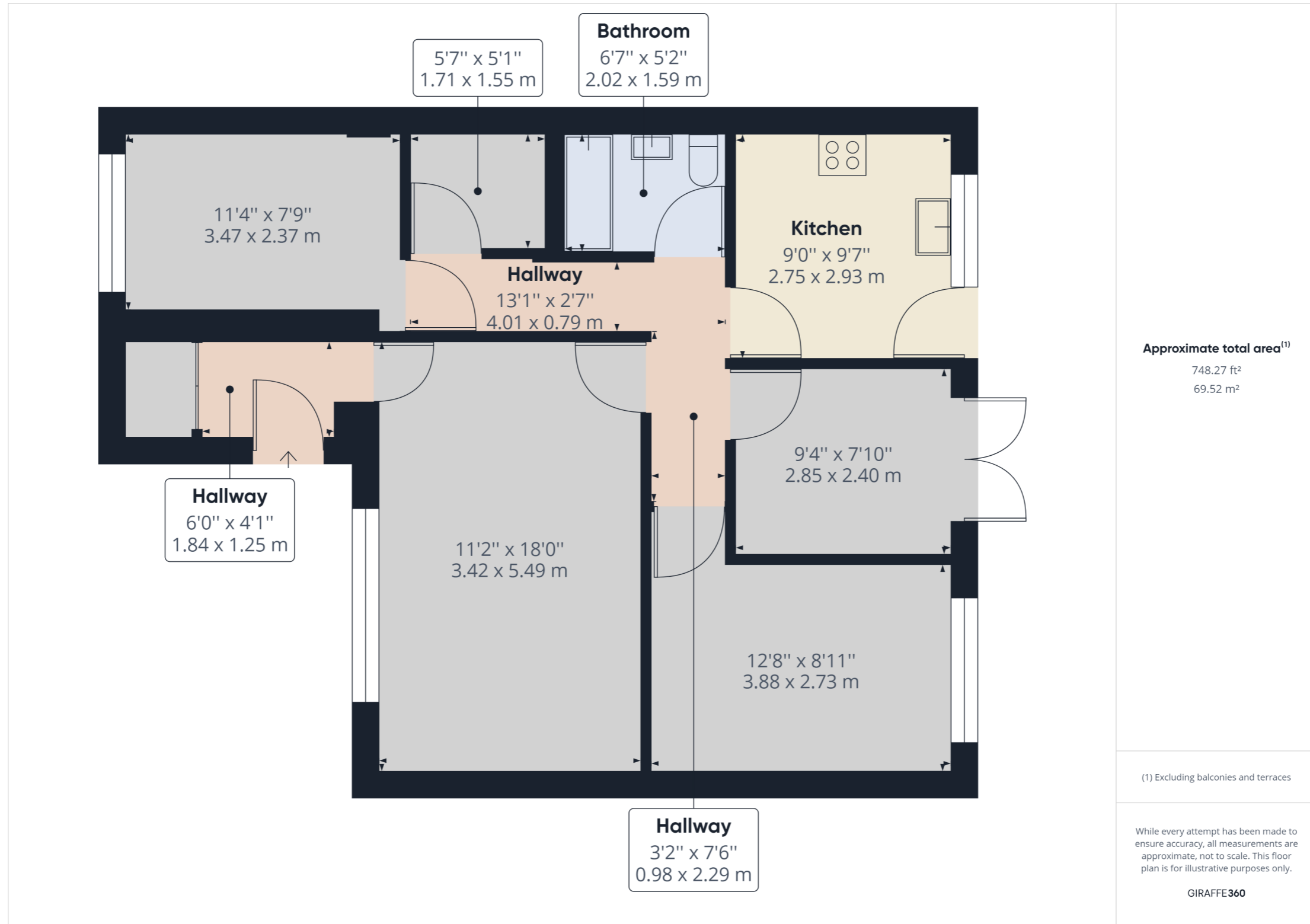
Ridgewater

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3 Bedroom Bungalow for Sale in Velland Avenue, Torquay

Offers in Excess £300,000

FLOOR PLAN



DESCRIPTION

A beautifully refurbished and modernised three bedroom bungalow situated in this sought after residential area. There are pleasant woodland, countryside and coastal walks nearby. Schools and local shops in Moor Lane and Barton Hill Road are within a few minutes easy car journey and a bus service operates in Swedwell Road to and from the town centre. There is easy road access to Newton Abbot and Exeter via the South Devon Expressway or along the coast road to the neighbouring towns of Teignmouth and Dawlish.

The accommodation has been extensively updated and modernised throughout with a new kitchen and bathroom, the creation of a third bedroom plus a new utility room. It has all been newly decorated and there are new carpets and modern wood effect flooring. A new gas fired central heating system has been installed and we understand the property has been re-wired with ample electrical sockets throughout. The property stands in a large corner plot offering potential to extend, subject to any required planning permissions. There is a concrete driveway and large gravelled area offering parking space for several vehicles, a large side garden area and an enclosed rear garden.

By virtue of its size, the property is ideal for a smaller family or those looking for a retirement home that's ready to move into.

New part double glazed front door opening to the

Entrance Hall 6'0" x 4'1" (1.84m x 1.25m). New grey wood grain effect flooring. Recessed ceiling lights. Double doors to a large built in hall/storage cupboard with a new electric consumer box. Door to the

Lounge/Dining Room 18'0" x 11'2" (5.49m x 3.42m). Wide double glazed window overlooking the front garden and surrounding area. New grey wood grain effect flooring. Two ceiling lights. Smoke/heat detector. Television aerial point. Two radiators. Door opening to the

L shaped Inner Hall. New grey wood grain effect flooring. Recessed ceiling lights. Access to the loft space.

Kitchen 9'7" x 9'0" (2.93m x 2.75m). Newly fitted with a good range of shaker style units in an attractive slate grey finish comprising floor base cupboards and

drawers with wood effect roll edge worktops. Tall housing for a fridge/freezer. Matching wall cupboards. Stainless steel sink unit with a mixer tap. Electric cooker with a ceramic hob. Electric black cooker hood. Space for a washing machine/dishwasher. New grey wood grain effect flooring. Recessed ceiling lights. Radiator. Wide PVC double glazed window and door overlooking and opening onto the rear garden.

New Utility Room 5'7" x 5'1" (1.71m x 1.55m). Tall cupboard housing the Gloworm Compact gas fired boiler with shelving and storage space. Cupboard housing the gas meter. Worktop with space and electric points under for appliances. Ladder style radiator. New grey wood grain effect flooring. Recessed ceiling lights.

Bedroom 1 12'8" x 8'11" (3.88m x 2.73m). Wide PVC double glazed window overlooking the rear garden. Newly carpeted. Radiator.

Bedroom 2/Dining Room 9'4" x 7'10" (2.85m x 2.40m). PVC double glazed french doors overlooking and opening onto the rear gardens. Newly carpeted. Radiator.

Bedroom 3 11'4" x 7'9" (3.47m x 2.37m). Wide PVC double glazed window to the front. Recessed ceiling lights. Newly carpeted. Radiator.

Bathroom/WC. 6'7" x 5'2" (2.02m x 1.59m). New modern white suite comprising a panelled bath with a black framed shower screen, black mixer taps and shower fitting with a rain shower head. Pedestal wash basin with a matching black mixer tap. Close couple WC. Marble effect bathroom panelled walls. Extractor fan. Ladder style radiator. New grey wood grain effect flooring. Recessed ceiling lights.

Outside. The bungalow stands in a large corner plot with scope to extend, subject to obtaining any necessary planning permissions and consents.

The front and side of the property is surrounded by a new timber fence with a concrete driveway and a wide gravel parking area. Wide mainly gravel side garden. Outside lighting. A path leads around the side of the bungalow with a gate opening to the rear.

Immediately behind the bungalow is a concrete and paved patio area with wide raised flower and shrub beds. Steps with a hand rail lead to the top of the garden

with a terrace and aluminium framed greenhouse. The garden is enclosed by walls and fencing with a gate to the rear.

Council Tax Band C (£1895.78 2023/24).

Energy Performance Rating Band C.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to

obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





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