



SIMPLY GREEN

Cadewell Lane

Torquay

## THREE BEDROOM DETACHED

- ◆DETACHED HOUSE
- ◆THREE DOUBLE BEDROOMS
- ◆FOUR PIECE BATHROOM SUITE
- ◆CAR PORT AND GARAGE
- ◆OFF ROAD PARKING FOR MULTIPLE CARS
- ◆STUNNING WRAP AROUND GARDENS
- ◆OPEN PLAN KITCHEN DINING ROOM
- ◆CONSERVATORY
- ◆GRUND FLOOR WC
- ◆TENURE - FREEHOLD

This three-bedroom detached house on Cadewell Lane, Torquay, offers spacious and versatile living in a prime location, close to local amenities and Torbay Hospital. The ground floor features a welcoming lounge, an open-plan kitchen and dining room, and a bright conservatory, perfect for family gatherings. A convenient ground-floor WC is also included.

Upstairs, there are three generously sized double bedrooms, and a four-piece bathroom suite to compliment the spacious bedrooms. The property benefits from a gated entrance, off-road parking for multiple vehicles, a carport, and a garage. The landscaped front and rear gardens provide a serene outdoor space. Situated in a sought-after location, this home offers both convenience and comfort.



## Accommodation

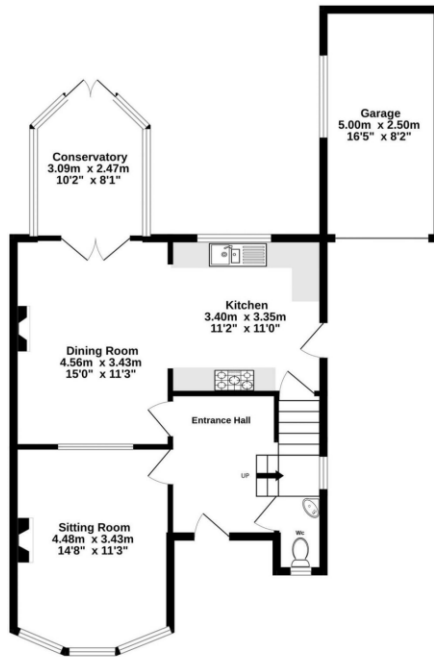
Level access opening into a bright hallway, with double glazed window to the side, stairs rising to the first floor and doors to all rooms. The well presented lounge offers a gas fireplace, with wooden flooring laid throughout and double glazing to the front bay. With an open plan kitchen dining room and the conservatory off. The kitchen comprises a range of wall and base units with solid oak work surfaces, inset sink with mixer and fitted appliances including a fridge and dishwasher. With space for a range cooker. Inset spotlights to the ceiling, with exposed timber beams. Double glazing to the rear, overlooking the rear garden. With a door to the side opening into the carport. A continuation of wooden flooring flows into the dining room, with a gas fire and obscured glazed window to the lounge created a bright feel throughout the home. With double doors opening into a conservatory with elevated views across the rear garden and wrap around double glazing. French doors and steps give access to the rear. Complete with a ground floor WC for convenience, with a low level WC, wash basin and window to the front.

## First Floor Accommodation

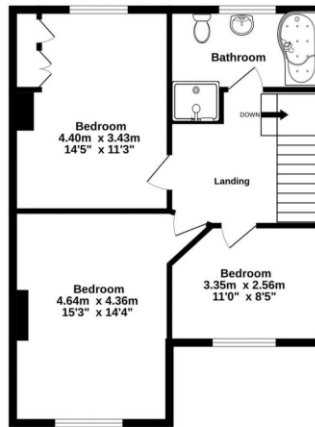
Stairs rising to a spacious landing with double glazed window to the side, doors leading to all rooms. With three double bedrooms boasting double glazing, central heating and a range of power and media points. Bedroom two also boasts fitted wardrobe storage. Finished with a four piece bathroom suite comprising a panelled bath, separate shower cubicle, low level WC and wash basin, with obscured double glazed window to the rear, tiled surrounds and access to the loft.



Ground Floor  
72.1 sq.m. (776 sq.ft.) approx.



1st Floor  
54.7 sq.m. (589 sq.ft.) approx.



TOTAL FLOOR AREA : 126.9 sq.m. (1366 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Outside

To the front of the property there is access via solid timber gates, opening onto a large driveway with off road parking for multiple vehicles. Leading onto a carport and access the garage. With well kept landscaped gardens offering a low maintenance stone chipped garden with a range of mature shrubs and bushes, hedgerows and palm tree. With a patio seating area and side access either side of the property. Level access to the front entrance.

The garage has an up and over door, as well as power points and lighting with space and plumbing for an array of white goods. The rear garden is also an established low maintenance area, with a timber steps from the conservatory opening onto a patio, with a decked terrace and stone chip area. With an arrange of established flower beds and matured shrubs creating a serene area perfect for entertaining. With side storage and timber shed to one side.

EPC: D

COUNCIL TAX BAND: D

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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