



DANIEL BUTTERWORTH



Shakespeare Close, Torquay, TQ2

£235,000

"A well presented 3 bedroom home in a cul-de-sac location, close to local schools"

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A Terraced House located within a cul-de-sac in the Shiphay / Chelston area, with good access to local Schools and within walking distance of Torbay Hospital. Accommodation briefly comprises; Hallway, Open Plan Living / Dining Room, Kitchen, 3 Bedrooms and Bathroom. Outside there are Front and Rear Gardens. Garage in Block. This property would make an ideal starter home for a family and comes with Gas Central Heating and Double Glazing and option to buy fully furnished, ready to move into.

ACCOMMODATION - Composite double glazed door with window to the side into;

HALLWAY - Stairs to first floor. Radiator. Wood laminate flooring. Cupboard with fuses and meters. Doorway to;

LIVING / DINING ROOM / KITCHEN (6.65m max x 5.13m max) Wood laminate flooring. Gas fire with wood mantelpiece surround. Two radiators. Bi-fold door to the front. French doors to the rear garden. Downlights. Kitchen area - a range of wall and base units with roll edge worktops. Window to the rear. Five ring gas hob with hood over and oven below. Washing machine. Fridge / freezer. Tiled floor. One and a half sink / drainer.

LANDING - Built in cupboard. Downlights.

BEDROOM ONE (3.38m x 3.26m max) UPVC double glazed window to the rear. Radiator. Downlights.

BEDROOM TWO (3.18m x 2.99m max) UPVC double glazed window to the front. Radiator. Downlights.

BEDROOM THREE (2.33m x 1.76m) UPVC double glazed window to the front. Radiator.

BATHROOM (2.02m x 1.57m) UPVC double glazed window. Radiator. Low level WC. Wash hand basin with cupboard below. Panelled shower bath with mixer tap, shower attachment and rain shower. Downlights. Loft access. Laminate flooring. Radiator. Lit mirror.

OUTSIDE - To the front there is a lawned and patio garden. The rear garden is low maintenance, laid out decking and stonechips. Gated access to the rear.

SINGLE GARAGE IN BLOCK - (Leasehold 999 years). With up and over door.

FURTHER INFORMATION - Council tax band B. Water meter. Freehold. Available option with a range of furnishings, ready to move into.



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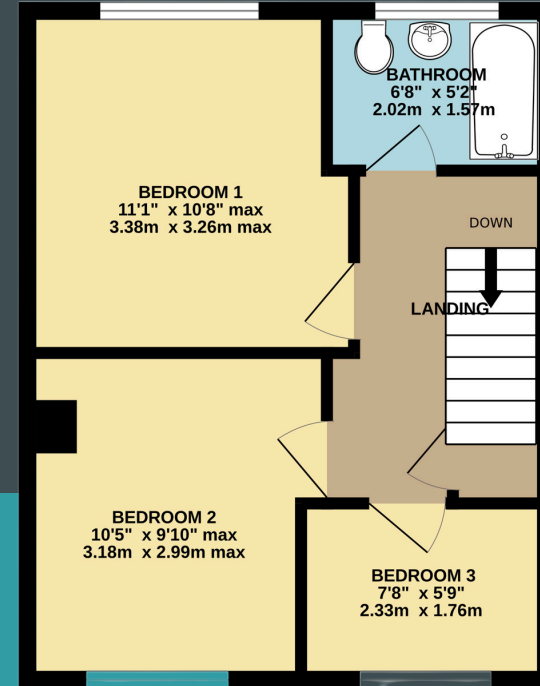
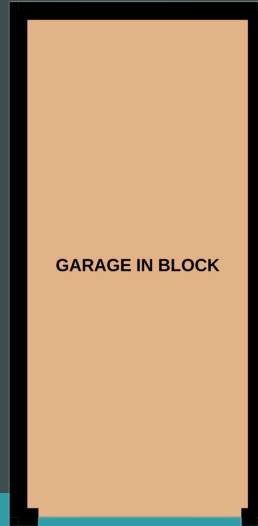
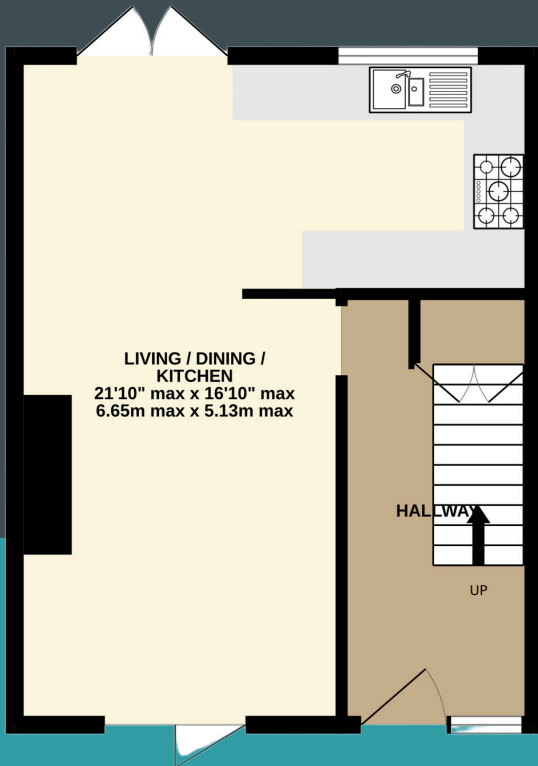
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. This floorplan should be used for indication purposes only. You are advised to take your own measurements before purchasing the property.

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