



Brunel Avenue, Torquay

£475,000

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In a very sought-after residential location, the property occupies a tucked away cul-de-sac position with ample off-road parking and a large rear garden.



INTRODUCTION

Brunel Avenue is conveniently situated for a nearby convenience store, veterinary surgery, hair salon and primary school. There are also good road links nearby for Torbay, Shaldon & Teignmouth. The South West Coast Path is also accessible and provides a fantastic coastal path walk to Maidencombe Beach or to Babbacombe, and beyond.

Approached from the road, a driveway provides ample off-road parking with a turning bay and a single garage. The front garden is tiered and arranged over different patio/ seating areas with planting beds and a southerly aspect. Once inside, an entrance porch opens into the reception hallway and to the ground floor accommodation which comprises a sitting room to the front aspect, contemporary fitted kitchen with archway through to a dining room and bifold doors opening into the rear garden. There are two large double bedrooms and a four-piece bathroom/WC. On the first floor is a further double bedroom with an open outlook and there is a WC. Features of the accommodation include recently installed double glazed windows and doors, shutter blinds to some of the windows and a recently updated kitchen and bathroom. At the rear of the property is a good sized enclosed garden arranged over different tiers with several different seating areas and planting beds, a summer house and gated access to either side of the property.

An internal inspection is highly recommended in order to appreciate the accommodation on offer.



UPVC double glazed door to:

ENTRANCE PORCH - 1.55m x 1.5m (5'1" x 4'11") Light point, tiled flooring, door to:

RECEPTION HALL Coved ceiling with pendant light points, smoke detector, hatch to loft space, stairs with handrail to first floor, cloaks cupboard with hanging rail and shelf, cupboard housing the electric meter and consumer unit, doors to:

SITTING ROOM - 4.67m x 3.63m (15'4" x 11'11") Coved ceiling with inset spotlights, UPVC double glazed windows to front aspect, radiator with thermostat control, media unit to one wall with space for high level flat screen TV, electric fire and with shelving and storage to recesses.



KITCHEN - 3.18m x 2.69m (10'5" x 8'10") Inset spotlights, UPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset four ring gas hob with extractor over, matching eye level cabinets, integral dishwasher, space and plumbing for washing machine, space for electric oven and microwave oven, space for upright fridge freezer,



radiator with thermostat control, under stairs storage cupboard with light point. Opening to:

DINING ROOM - 3.91m x 3.2m (12'10" x 10'6") Light point, UPVC double glazed window to side, UPVC double glazed bifold doors opening onto the rear garden, radiator, TV connection point.

BEDROOM ONE - 4.34m x 3.51m (14'3" x 11'6") Maximum measurements Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, night storage heater, built-in double wardrobe.

BEDROOM TWO - 3.51m x 3.51m (11'6" x 11'6") Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, built-in double wardrobe.

BATHROOM/WC - 2.57m x 0.3m (8'5" x 1'0") Inset spotlights. Four piece suite comprising shower cubicle with sliding door, panelled bath with mixer tap over, vanity unit with inset wash hand basin, close coupled WC, tiled walls heated towel rail, UPVC obscure glazed windows.

FIRST FLOOR LANDING

Light point smoke detector, linen cupboard with shelving and radiator, sliding door to WC, door to

BEDROOM THREE - 5.44m x 3.18m (17'10" x 10'5") Maximum measurements Light points, dual aspect with UPVC double glazed windows to front and rear, radiators with thermostat control, fitted bedroom furniture comprising wardrobes and over bed storage, vanity unit with inset wash hand basin, telephone point.

WC - 1.7m x 1.22m (5'7" x 4'0") Light point, sloping ceiling, pedestal wash hand basin, WC, bidet, radiator with thermostat control, part tiled walls.

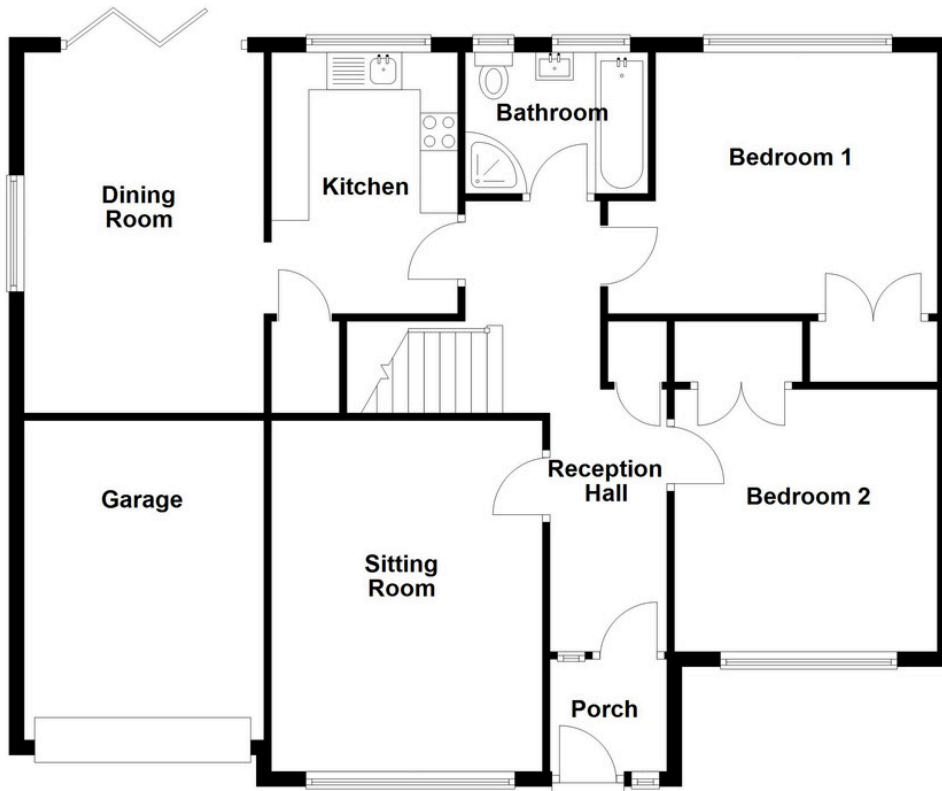
GARAGE - 4.52m x 3.23m (14'10" x 10'7") Up and over door, light and power, wash hand basin.

OUTSIDE

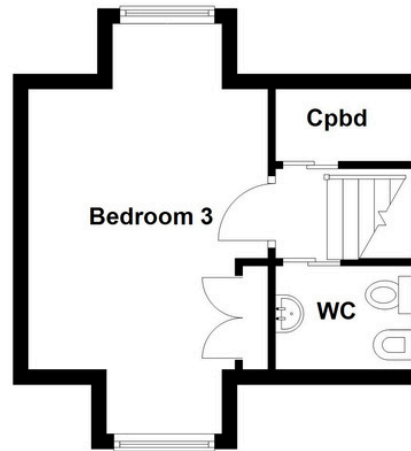
FRONT - To the front of the property is a tarmac drive accessed via double gates with a turning area at the top and leading to an integral garage. The front garden is tiered with several different patio/seating areas, planting beds and shrub borders, enclosed by stone and block wall.

REAR - To the rear of the property is a good sized garden arranged over several different tiers with a paved area accessed from the dining room leading to gated access to either side of the property. The remainder of the garden is mainly laid to paving for ease of maintenance with planting/shrub beds, a timber garden shed and a summer house. Steps lead to the top section of garden which offers far-reaching views over the surrounding area and towards distant countryside.

Ground Floor



First Floor



USEFUL INFORMATION

- Tenure - Freehold
- Age - 1960's
- Heating - Gas central heating
- Drainage - Mains
- Windows - Double glazed
- Council Tax - Tax band E
- EPC Rating - D/59 potential - C/75
- Broadband - To be confirmed
- Mobile - To be confirmed

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07713352747 | CHRISTOPHER.SCALES@EXP.UK.COM