



Velland Avenue, Torquay, TQ2 8LJ

Offers Over £260,000

If you are looking for a delightful, well presented two bedroom end terrace bungalow in a tucked away location then this property should be on your 'must view list'! Situated off road along a quiet footpath and towards the outskirts of Torquay. It is within easy reach of the town centre and seafront plus the Link Road to Exeter and beyond. The accommodation is well planned having a lounge/diner, kitchen, large conservatory, two double bedrooms and a shower room with double glazing and central heating. The property stands on a large corner plot having a landscaped garden frontage with side gardens and enclosed rear gardens enjoying distant sea views across Torquay as well as from the conservatory. There is off-road parking for approximately two cars plus a garage in a nearby block.

- BUNGLOW
- 2 BEDROOMS
- LARGE PLOT
- CONSERVATORY
- GARAGE/PARKING

### Porch

Double glazed front door and window. Cupboard housing trip switch fuse box. Glazed door to:

### Lounge - 5.5m x 3.6m (18'0" x 11'9")

A spacious lounge having ample room for a 3piece suite. It will also accommodate a dining table if desired. Double glazed window overlooking the front garden. Radiator. TV point.

### Kitchen - 3.6m x 3.1m (11'9" x 10'2")

Fitted with a range of matching wall and base units with wood effect work surfaces over. Stainless steel sink unit. Inset four burner stainless steel gas hob. Built-in Hotpoint double oven and grill. Part tiled walls. Cupboard housing Ideal gas boiler for central heating and hot water. Space for large fridge freezer. Double glazed window and door to conservatory.

### Conservatory - 4.4m x 2.8m (14'5" x 9'2")

A large conservatory having double glazed windows to 3 sides and a polycarbonate roof. There are patio doors leading to the rear garden and the conservatory is large enough to take a 4-6 seater of dining table and has points, radiator and TV point.

### Inner Hallway

Access to loft space.

### Bedroom One - 3.8m x 3.3m (12'5" x 10'9")

A large double room with double glazed window overlooking the front aspect. Radiator.

### Bedroom Two - 3.3m x 3.1m (10'9" x 10'2")

Another double room with double glazed window to the rear aspect. Radiator.

### Shower Room

A white suite comprising double shower unit with chrome mains shower fitment and glass door. Pedestal wash and basin and matching close couple WC with dual flush. Part tiled walls.

### Outside

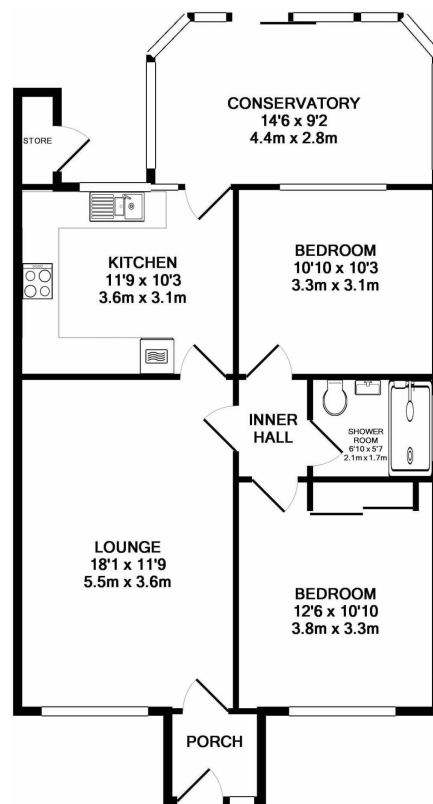
To the front is a large landscaped garden being gravelled with raised terraces and a variety of mature inset trees and shrubs. This garden enjoys a sunny aspect and offers a low maintenance area. Steps lead up to the parking bay where there is space for two vehicles. The garden extends to the side of the bungalow where there is a gate which leads to a large tool shed with elevated garden area behind. The rear garden is level and enclosed enjoying a sunny aspect having a large sun deck area from which there is a pleasant open view across Torquay with Seaview to the horizon. The decking opens onto an artificial grass area with raised stone chip rockery area to the end. The garden is flanked by an elevated garden area which could be cultivated with plants and shrubs if desired or gravelled for low maintenance.

### Parking

A brick paved parking bay accessed via Sutton Close allows off-road parking for approximately two vehicles and there are steps leading down to the front garden for ease of access to the property.

### Garage

A single garage is located in a block on Velland Avenue and has a full court area large enough for one vehicle.



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## Address

Velland Avenue, Torquay, TQ2 8LJ

## Tenure

FREEHOLD

## Council Tax Band

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## Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.