



Avon Road, Torquay, TQ2 7LT

Located in the sought after area of Shiphay and within close proximity to local shops, schools and transport links is this spacious three bedroom semi detached house. The property is within touching distance of major link roads providing easy access to Exeter and is within only a short walk or drive to Torbay hospital, Torquay Grammar schools and the Willows retail park. The well presented accommodation comprises a homely lounge, kitchen / diner, three bedrooms and a family shower room. From the front rooms the property enjoys an open outlook with distant views over Torquay. The property also benefits from lovely front and rear gardens and there is plenty of on road parking on the roads around the property. A viewing is highly recommended for this perfect family home so you can see for yourself what this property has to offer.

Asking Price Of £310,000

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTIONS
- POPULAR LOCATION
- FRONT AND REAR GARDENS
- WELL PRESENTED

Entrance Hallway

Stylish composite double glazed door to the front aspect and double glazed windows to the side and above the door opening into a welcoming entrance hallway with a wood effect hard flooring. Plenty of storage space under the stairs with a cupboard housing the consumer unit. Radiator. Built in cupboard providing handy space to store shoes. Carpeted stairs leading to the first floor. Radiator. Doors to:-

Lounge - 3.96m x 3.94m (12'11" x 12'11")

A homely lounge with a double glazed bay window to the front aspect enjoying an open outlook with distant views over Torquay. Fitted within the bay window is a charming, window seat with storage built in below. There are dado rails and ceiling coving along with a carpeted flooring. Radiator.

Dining Area - 4.05m x 3.29m (13'3" x 10'9")

A bright and homely dining area with ample space for a good size family dining table. Wood effect hard flooring matching the entrance hallway. Built in cupboard providing handy shelved storage space. Double glazed sliding patio door leading out into the rear garden. Ceiling coving and fitted ceiling down lights. Radiator. Opening to:-

Kitchen - 2.68m x 2.75m (8'9" x 9'0")

Fitted with a modern matching range of wall and floor mounted units comprising cupboards and drawers. Stylish square edge wood effect work surfaces with inset one bowl sink unit with mixer tap. Spaces for a fridge / freezer, washing machine, tumble dryer and dishwasher. Space for a range oven with a fitted cooker hood above. Ceiling coving and fitted ceiling down lights. Wood effect hard flooring matching the dining area. Double glazed window to the rear aspect with a view of the rear garden.

First Floor Landing

A carpeted landing area with a double glazed frosted window to the side aspect. Access hatch to loft space and ceiling coving. Doors to:-

Bedroom One - 4.64m x 3.36m (15'2" x 11'0")

A bright and airy double bedroom with a double glazed bay window to the front aspect with distant open views over Torquay. Carpeted flooring and ceiling coving. Fitted wardrobes with mirror fronted doors comprising a mix of hanging and shelved storage space. Radiator.

Bedroom Two - 3.73m x 3.12m (12'2" x 10'2")

A generous double bedroom with a double glazed window to the rear aspect enjoying a view over the rear garden. Fitted wardrobes with a mix of hanging and shelved storage space. Carpeted flooring and ceiling coving. Radiator.

Bedroom Three - 2.84m x 2.75m (9'3" x 9'0")

A good size single bedroom with a double glazed window to the front aspect enjoying distant views over Torquay and the surrounding area. Wood effect hard flooring. Cupboards over the stairs providing handy shelved and hanging storage space. Radiator.

Shower Room

Fitted with a matching three piece white suite comprising a pedestal hand wash basin, push button WC and a fully tiled shower unit with mains shower above. Cupboard housing the gas combination boiler. Vinyl hard flooring. Frosted double glazed window to the rear aspect. Extractor.

Outside

To the front of the property are steps leading up to a well presented front garden laid mostly to lawn with a rendered boundary wall. To the rear of the property is a fantastic terraced garden arranged over two terraces. The first terrace comprises a lovely paved sun patio area and built in BBQ area. There are paved steps from this area leading up to a level lawned area with a paved path leading to a good size sun room.

The sun room has double glazed patio doors opening into a versatile space that could create a perfect home office, hobby room or sun room. To the side of the property is access to the front of the property along with two brick built out houses one of which has power and lighting.

Address

Avon Road, Torquay, TQ2 7LT

Tenure

FREEHOLD

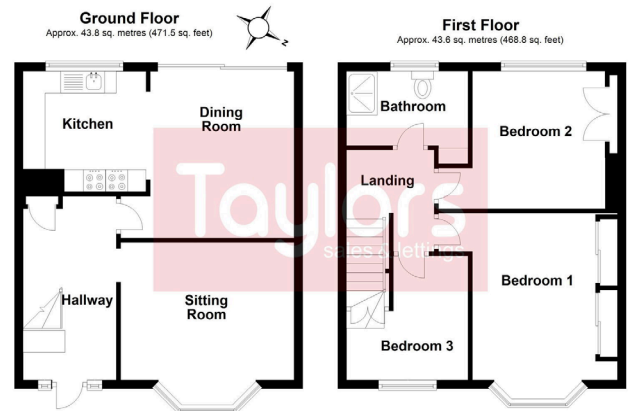
Council Tax Band

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Total area: approx. 87.4 sq. metres (940.3 sq. feet)

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.