



Sherwell Rise South, Torquay, TQ2 6NF

Asking Price Of £259,950

If you are looking for a lovely family home in Chelston, this is the property for you. Located within a popular residential road and within close proximity to local shops, schools and transport links is this spacious three bedroom end of terrace house. The property is within a short drive of Torbay hospital, the Willows retail park and direct access to the Devon Express Way to Exeter and beyond. The accommodation is arranged over three levels with the ground floor comprising a two reception rooms and a versatile storage room. On the lower ground floor is a utility, kitchen / diner and storage area. The top floor comprises three good size bedrooms and the family bathroom. The property is accompanied with off road parking for one car and benefits form a front and rear garden. A viewing for this property is highly recommended to see for yourself the space and versatility this property has to offer.

- 3 BEDROOMS
- TWO RECEPTIONS
- KITCHEN / DINER
- SPACIOUS LAYOUT
- OFF ROAD PARKING
- FRONT AND REAR GARDENS

Entrance hallway

Double glazed UPVC door to the front entrance with a double glazed frosted window panel and window above opening into a welcoming entrance hallway with a tile effect vinyl hard flooring. Wooden fronted stairs leading to the first floor. Picture rails and radiator.

Lounge - 3.96m x 3.77m (12'11" x 12'4")

A bright and spacious living space with a characterful half style double glazed bay window to the front aspect. Charming gas fireplace with a tiled hearth and tiled surround. Characterful ceiling rose and ceiling coving. Light oak laminated flooring.

Dining Room/ 2nd Reception - 3.5m x 3.34m (11'5" x 10'11")

A light and versatile room currently arranged as a hobby room but would create the perfect second reception room or dining room. Double glazed window to the rear aspect. Period style tiled fireplace with a matching tiled hearth. Characterful built in cupboard to the side of the chimney breast providing shelved storage space. Carpeted flooring and picture rails. Radiator.

Store Room

A flexible room that could create a home office or just the perfect storage room. Tiled effect vinyl hard flooring matching the entrance hallway. Double glazed window to the rear aspect along with a double glazed frosted door leading down steps to the rear garden. Gas combination boiler. Door to:-

Lower ground floor:

Utility Area

Space and plumbing for a washing machine and tumble dryer. Cupboards housing the gas and electric meter along with the consumer unit above. Built in cupboard with shelved storage space. Opening to a large storage space. Wooden stairs leading up to the ground with a single glazed window the side aspect. On the stairs is the consumer unit along with cupboards housing the gas and electric meters. Door to:-

Kitchen/Diner - 5.14m x 3.12m (16'10" x 10'2")

Fitted with a range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Tiled splash backs. Space for a range style cooker with a fitted cooker hood above. Spaces for a dishwasher, fridge and freezer. Tiled effect vinyl hard flooring. Fitted ceiling down lights and ceiling coving. Double glazed frosted door to the rear aspect leading out into the rear garden. Radiator.

First Floor Landing

Double glazed window to the side aspect. Access hatch to the loft space and picture rails. Lined oak wood flooring. Doors to:-

Bedroom One - 4.08m x 3.67m (13'4" x 12'0")

A bright and airy double bedroom with a double glazed window to the front aspect. Partial picture rails and wood effect hard flooring. Radiator.

Bedroom Two - 3.71m x 3.35m (12'2" x 10'11")

A generous double bedroom with a double glazed window to the rear aspect with a view over the rear garden. Carpeted flooring. Radiator.

Bedroom Three - 2.35m x 2.11m (7'8" x 6'11")

A versatile room currently arranged as a home office but would make the perfect third bedroom. Double glazed window the front aspect. Lined oak wood flooring matching the landing area. Radiator.

Bathroom

Fitted with a modern, matching three piece white suite comprising a pedestal hand wash basin with mixer tap, push button WC and a panel fronted bath with mains rainfall style shower above. Fully Fiber febrester panelled walls in a tile effect finish adding a modern and easy clean finish. Chrome heated towel radiator. Wood effect hard flooring. Fitted ceiling downlighting and extractor. Frosted double glazed window to the rear aspect. Two built in storage cupboard providing shelved storage space.

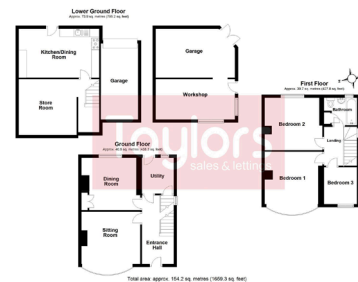
Outside

To the front of the property is a driveway providing off road parking for one car. There is also a well cared for front garden with borders planted with a range of mature planted shrubbery.

To the rear of the property is a level garden comprising a lovely paved sun patio along with an area that can be used for home growing vegetables. There is a wooden summer house currently providing handy storage space. There is also a further storage room at the back of the garden that could also create a great workshop.

Garage

Up and over style door to the rear aspect opening into a great size garage providing a great amount of storage space.



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.

Address

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Tenure

FREEHOLD

Council Tax Band

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