

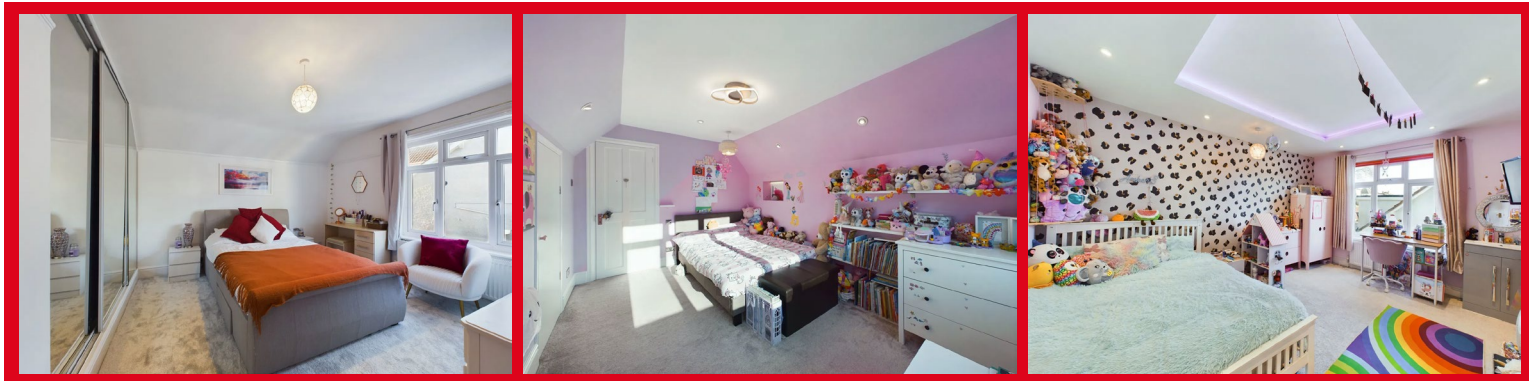


Shiphay Lane | Torquay | TQ2 7DU

Asking Price Of £475,000

A beautiful detached family home located in the sought-after Shiphay area of Torquay. This detached spacious house has well planned accommodation having a large lounge across the front of the property with a second lounge/family room which has bifold doors to the rear garden. There is a ground floor bathroom and a superb stylish kitchen fully equipped. To the first floor are the four double bedrooms with the master having an ensuite shower and there is also a family bathroom. The property offers parking for multiple vehicles, there is also a carport leading to a long garage. The garden is ideal for the keen gardener or perfect for a family with children and pets being mostly lawn with a large patio area. Torquay town centre is a few minutes drive away, and close by are shops plus there is immediate access to the Boys and Girls Grammar schools, Torbay Hospital and Torre railway station, making this a perfect setting for those that work within the bay or further field.

- DETACHED HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOM
- TWO BATHROOMS
- DRIVEWAY AND GARAGE



Hallway

Double glaze front door to entrance lobby with tiled flooring. Door to main hallway. Double glazed window. Useful under stair cupboard. Radiator.

Lounge Diner

Main Lounge Area - 4.7 m x 4.1 m max

A bright and sunny room which overlooks the front garden and offers a spacious family room. Double glazed bay window to the front aspect. Feature log burner set within a tiled surround with half and wooden mantle over. TV point. Radiator.

Dining Area

The dining area measures 5.1 m x 3.1 m max and is open to the lounge area having a large double glazed bay window overlooking the front garden. This area will easily accommodate a 6 to 8 seater dining table. Illuminated feature display arch. Open to.

Kitchen/Breakfast Room

A beautifully appointed room having a range of gloss wood grain effect base units with contrasting gloss white wall cabinets. There is a range of integrated appliances including induction hob with cooker hood over, double oven/grill, dishwasher and refrigerator. There are tiled walls to the work surface area and under cabinet lighting. Breakfast bar seats for and the room is finished with ceramic floor tiling. Double aspect double glazed windows. Spotlights to ceiling.

Family Room - 6.2 m x 4.1 m max

This fabulous room is perfect for social gatherings family parties etc. This proportion room can be used for variety purposes such as a second lounge, games room, gymnasium etc. To one end are full width double glazed fold back doors leading out to the rear garden. Double glazed side window wall mounted TV point. Radiator. Spotlights to ceiling. Wood effect flooring. built in store cupboard.

Downstairs Bathroom

Fitted with a modern white suite with a double ended bath, pedestal wash hand basin and matching close couple WC. Separate shower cubicle With glaze doors and shower fitment. Fully tiled walls and floor. Large vanity mirror to one wall. Double glazed window. Spotlights to ceiling.

First Floor Landing

Spotlights to ceiling. Access to loft space. Double glazed window overlooking the garden.

Master Bedroom - 3.7m x 3.7m at widest

A good size double bedroom with double glazed window. Radiator. built-in store cupboards. Open to.

Ensuite

Fitted modern white sweet comprising width vanity unit with semi recessed wash hand basin and large vanity mirror over. Corner shower cubicle with electric shower fitment and glass doors. Close couple WC. Tiled walls. Spotlights to ceiling.

Bedroom Two - 3.9m x 2.7m at widest

Another double bedroom with double glazed window to the front aspect. Built-in mirror fronted wardrobes. Spotlights to ceiling. Radiator.

Bedroom Three - 4.1 m x 3.2 m max

A double bedroom with double glazed window and radiator. Ceiling recess with inset LED lighting and surrounding spotlights. Large wardrobe/store. Vanity unit with inset wash hand basin and chrome mixer tap over.

Bedroom Four - 4.1 m x 2.6 m max

A double bedroom currently set up as an office with double glazed window to the rear aspect and radiator. Spotlights to ceiling.

Outside

This charming property is fronted by a large brick paved driveway with lawn area enclosed by fencing.

Parking

Driveway will allow parking for multiple vehicles, including motorhomes, boats, etc.

Garage - 6.2 m x 3.0 m max

A larger than average garage with power and lighting and double glazed window.

To the rear is an enclosed and private garden having a large patio area access from the family room and perfect for some barbecues and entertaining. There are planted raised beds and steps which lead to a large gravel area with further steps leading to a lawn which enjoys the sunny aspect and is perfect for the keen gardener or is a great family space. timber store shed.

The property is fitted with solar panels which are owned by the vendors providing daytime electricity with a single battery.





Address

Shiphay Lane, Torquay, TQ2 7DU

Tenure

Freehold

Council Tax Band

E

EPC RATING

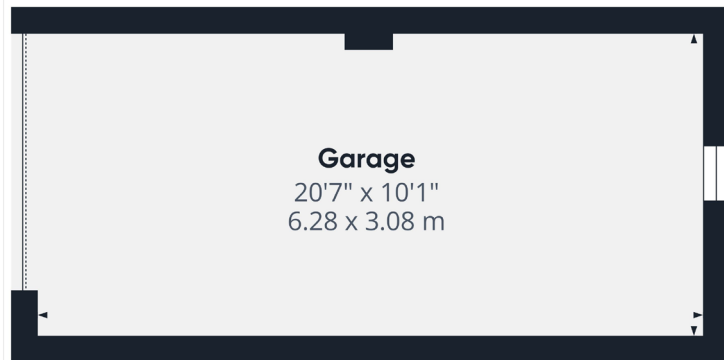
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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance 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.