



Hameldown Close | Torquay | TQ2 7JJ

Asking Price Of £259,950

A beautifully presented 3 bedroom end terraced house located in a sought after area of Shiphay, The Grammar Schools, Torbay Hospital and numerous local shops and amenities close by. The accommodation is traditionally arranged over two floors and there is a lovely enclosed, level rear garden. There is a garage with off road parking for one car to the front of the property.

- THREE BEDROOMS
- LOUNGE/DINING ROOM
- GOOD SIZE LEVEL GARDEN
- GARAGE AND PARKING
- CLOSE TO GRAMMAR SCHOOLS AND HOSPITAL

### Entrance Hall

Stairs to the first floor. Side elevation double glazed window. Wall mounted radiator. Built-in storage cupboard.

### Lounge Diner - 4.47m x 4.44m (14'7" x 14'6")

Wood effect laminate flooring. Wall mounted radiator. Dado rail. Double glazed sliding patio doors leading to the rear garden. Built-in understairs cupboard.

### Kitchen - 2.26m x 3.4m (7'4" x 11'1")

Fitted with a comprehensive range of wall and floor mounted kitchen units comprising cupboards and drawers. Wood effect rolls edge work surfaces and tiled splash backs. Inset stainless steel sink unit with mixer tap. Space for gas cooker, washing machine, fridge and freezer. Wall mounted radiator. Front elevation double glazed window. Tile effect vinyl flooring.

### First Floor Landing

Side elevation double glazed window. Access to loft space. Built-in storage cupboard containing gas boiler.

### Bedroom One - 2.41m x 4.47m (7'10" x 14'7")

Front elevation double glazed window. Wall mounted radiator.

### Bedroom Two - 2.92m x 2.21m (9'6" x 7'3")

Rear elevation double glazed window. Wall mounted radiator.

### Bedroom Three - 2.01m x 2.13m (6'7" x 6'11")

Rear elevation double glazed window. Wall mounted radiator.

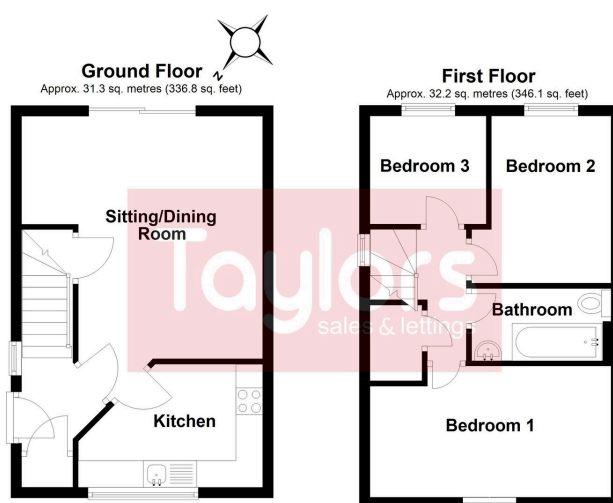
### Bathroom

Panelled bath with fitted overhead shower unit, close coupled WC with push button flush. Pedestal wash hand basin. Tiled walls. Wall mounted radiator. Extractor fan. Wood effect vinyl flooring.

### Outside

To the front of the property is the garage situated in a nearby block with parking in front for one car. To the rear is an attractive good sized lawned garden. There is a further garden area to the side of the property.

### Garage - 5.28m x 2.54m (17'3" x 8'4")



Total area: approx. 63.4 sq. metres (682.9 sq. feet)

### Address

Hameldown Close, Torquay, TQ2 7JJ

### Tenure

Freehold

### Council Tax Band

C

### EPC Rating

C

### 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.