



Shiphay Park Road TQ2 7DQ

This beautiful 1930's, character, three bedroom semi-detached family house is located in one of Torquay's most desirable roads within the Shiphay area. The town centre is roughly a 10 minute drive away and within walking distance as are the boys and girls grammar schools, Torbay Hospital and range of local shops, public houses and country walks. The accommodation has well planned accommodation offering a large lounge, separate dining room, kitchen, WC and utility/sunroom to the ground floor with three good size bedrooms and a large bathroom to the first floor all with double glazing and central heating. There are still many original features including stained glass windows, picture rails and original balustrade and handrails. Standing on a good size plot with a garden frontage and driveway to a large garage. There is also a long rear garden enjoying an open outlook and a sunny position. We strongly recommend an early viewing on this delightful property.

Asking Price Of £350,000

- 1930s STYLE HOUSE
- 3 BEDROOMS
- SEMI DETACHED
- ORIGINAL FEATURES
- GARAGE
- PARKING

Storm porch

Original glazed front door and stained glass side panels and fan light.

Hallway

A reception hall with radiator and oak wood flooring. Picture rail. Double glazed window.

Lounge - 5.2m x 3.6m (17'0" x 11'9")

A spacious lounge with double glazed bay window overlooking the front garden. Decorative fireplace with black granite hearth and painted surround. Oak wood flooring. Picture rail. TV point. Radiator. Two wall light points.

Dining room - 5.2m x 3.1m (17'0" x 10'2")

Another lovely large room with feature brick fireplace with inset cast iron log burner with wood mantle over. Picture rail. Double glazed French doors and side windows overlooking and leading to the front garden. Radiator.

Kitchen - 4.1m x 2.3m (13'5" x 7'6")

A bright kitchen with a pleasant outlook over the rear garden being fitted with a comprehensive range of matching wall and base units with slate effect worksurface over. Stainless steel sink. Lamona electric hob with stainless steel cooker hood over. Built in Lamona double oven and grill. Appliance space. Double glazed window. Integrated Lamona dishwasher. Plumbing for washing machine. Under stairs store cupboard. Radiator. Open to:

Sunroom/office - 2.8m x 1.8m (9'2" x 5'10")

Enjoying a delightful outlook across the rear garden and the locality through the large double glazed window this will make an ideal office or sunroom. Double glazed window to side. BAXI gas boiler. Radiator. Double glazed door to outside.

Address Shiphay park Road TQ2 7DQ

Tenure Freehold

Council Tax Band D

EPC Rating D

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Downstairs WC

A white suite comprising WC and wash hand basin. From the hallway is the stairs with original spindles and hardwood handrail leading to:

First floor landing

Double glazed window with open outlook. Picture rail.

Bedroom one - 5.3m x 3.6m (17'4" x 11'9")

A large double bedroom with double glazed bay window to the front aspect. Picture rail. Radiator.

Bedroom two - 5m x 3.2m (16'4" x 10'5")

Another double bedroom with double glazed window to the front. Picture rail. Radiator.

Bedroom three - 2.4m x 2.5m (7'10" x 8'2")

A generous single room with double glazed window and radiator. Picture rail. Built-in wardrobe

Bathroom

A large bathroom with white suite comprising bath with shower attachment and splash screen. Corner shower cubicle with mains fed shower. Pedestal wash handbasin and low-level WC. Two double glazed windows. Radiator.

Outside

To the front is a garden area with inset shrubs

Parking

A driveway will allow off-road parking for approximately 2-3 vehicles. The current vendor is a keen gardener and has built a raised plant bed in front of the garage which will need to be removed to gain vehicle access.

Garage - 5.6m x 3.4m (18'4" x 11'1")

A good size garage with power and lighting and double glazed window. Courtesy door to garden.

Garden

The rear garden is of a good size and enjoys a sunny aspect and a pleasant outlook across the locality. There is a patio area accessed from the sunroom/office with steps leading down to the garden where there are a variety of inset plants, two greenhouses and a lower patio behind the garage. From here steps lead down to a former vegetable plot which will now require cultivation.

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.