



Tamar Avenue, Torquay, TQ2 7LP

Here we have a super 3 bedroom semi-detached family house, located in one of Shiphay's more popular residential areas. Torquay town centre is a 10 minute drive away and within walking distance of Shiphay primary school, grammar schools and Torbay hospital. The property offers well planned accommodation with a modern kitchen (built in appliances) and shower room, along with double glazing and central heating. There is a generous frontage and enclosed rear garden, plus a useful store/utility and downstairs WC. Subject to all the usual planning etc there is still scope to improve the property by noting what the neighbours have done with added extensions and parking. Being offered with no chain!

Asking Price Of £250,000

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SHIPHAY AREA
- DOUBLE GLAZING & CENTRAL HEATING
- GARDENS
- CHAIN FREE

HALLWAY

A reception hallway with under stairs cupboard, housing gas and electric meters. Double glazed window and radiator.

LOUNGE/DINER

LOUNGE AREA - 3.9m x 3.8m (12'9" x 12'5")

A bright welcoming room with polished stone fireplace and double glazed French doors leading to the rear garden. Recess shelving. Radiator.

DINING AREA - 3.9m x 3.1m (12'9" x 10'2")

A generous dining room overlooking the front garden with double glazed window and an open outlook. Radiator.

KITCHEN - 2.7m x 2.6m (8'10" x 8'6")

A well fitted kitchen equipped with a modern range of cream wall and base units with work surfaces over. There is a range of Lamona built in appliances, including a stainless steel gas hob and double oven and grill, stainless steel cooker hood, stainless steel sink unit with mixer tap over. Space for a fridge freezer. Double glazed window to rear garden. Spot lights to ceiling and under pelmet lighting. Ideal gas boiler. Door leading to:

COVERED AREA

Double glazed door to front and rear garden respectively. There are three rooms, one being a utility/workshop 2.3m X 1.8m max with power and lighting, a tool store with shelving and a WC.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE - 4m x 3.8m (13'1" x 12'5")

A double room with built in wardrobes and double glazed window with pleasant open outlook. Radiator.



BEDROOM TWO - 4m x 3.1m (13'1" x 10'2")

Another double room with small built in cupboard and double glazed window overlooking rear garden.

BEDROOM THREE - 2.8m x 2.7m (9'2" x 8'10")

A single room with double glazed window and outlook similar to bedroom one. Built in wardrobe.

SHOWER ROOM

A modern white suite having a walk-in shower with glass screen and mains fed shower unit, wash hand basin and close coupled WC. Double glazed window. Tiled walls. Airing cupboard with radiator.

FRONT GARDEN

A wide garden frontage of mainly lawn, with pretty flower and shrub borders.

REAR GARDEN

An enclosed garden set out mainly over two levels with two patio areas adjacent to the house, a level lawn with raised vegetable plot.

PARKING

Currently only on road parking, however, many properties close by have created off road parking within the front garden. This may be possible subject to planning permission, consent etc.

Address Tamar Avenue,
Torquay, TQ2 7LP

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'D'

Contact Details

117 Union Street
Torquay
Torbay
TQ1 3DW

www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk
01803 201904



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.