



Shiphay Lane, Torquay, TQ2 7DU

A beautifully presented 3-4 bedroom 1920s detached dormer bungalow combining period charm with modern comfort, located close to Torbay Hospital, Torquay Grammar Schools, the seafront and town centre. This characterful home offers space, style, and convenience in a desirable residential area. The accommodation includes a welcoming entrance hallway, a spacious bay-fronted living room, a separate dining room and a beautifully fitted kitchen with access to the rear garden. Three generous double bedrooms, a fourth room ideal as a study or nursery, and a contemporary bathroom with shower, separate bath and underfloor heating. The gardens are a real highlight being beautifully maintained with lawns, large decking area and established planting ideal for the keen gardener and children alike. The driveway offers parking for many vehicles, boat etc. Retaining original features, including picture rails and timber panelled doors, with tasteful updates and décor throughout.

Asking Price Of £450,000

- DETACHED DORMER BUNGALOW
- 3-4 BEDROOMS
- BEAUTIFUL KITCHEN
- LARGE GARDEN
- AMPLE PARKING
- SOUGHT AFTER AREA

HALLWAY

An L-shaped hallway with useful under stairs cupboard. Composite double glazed front door and etched glass insert. Wood effect tiled flooring. Digital thermostat for heating. Radiator.

Stairs to first floor

LOUNGE - 4.6m x 3.5m (15'1" x 11'5")

A lovely bright room with large double glazed bay window overlooking the front. Picture rail. Radiator. Three wall light points plus TV point.

KITCHEN/BREAKFAST ROOM - 3.2m x 3.6m (10'5" x 11'9")

A beautifully fitted range of Wrens wall and base units finished in a luxurious deep blue and topped with quartz counter tops. Fitted Zanussi ceramic hob with cooker hood over and oven/grill below. Space for fridge freezer. Plumbing and space for washing machine and tumble dryer. Integrated Matrix dishwasher plus L.E.D under cabinet lighting. Radiator. Useful larder cupboard. Wood effect floor tiling. Two double glazed window and door overlooking rear garden. TV point. Spot lights to ceiling.

DINING ROOM - 3.5m x 2.4m (11'5" x 7'10")

A pleasant room which overlooks the rear garden and has double glazed French door leading to the side of the property. Wood veneer flooring. Cupboard housing Worcester gas boiler and shelving. Picture rail. Radiator.

BEDROOM FOUR/STUDY - 2.4m x 1.8m (7'10" x 5'10")

An ideal room for those wanting to work from home or could be used as a nursery. Double glazed window. Provisions for radiator. Painted wood flooring.

BEDROOM ONE - 3.7m x 3.6m (12'1" x 11'9")

A superb master bedroom with double glazing bay window to the front aspect. Freestanding mirror fronted wardrobe. Radiator. Picture rail.



BATHROOM

Superbly finished with a contemporary white suite and black fittings having a double end bath with centre taps and shower spray. Wash hand basin and wall mounted WC with concealed cistern. There is also a separate shower cubicle with Mira Opero mains shower fitment and glass door. This room has been tastefully finished with grey floor tiling complimented by light wood panel effect wall tiling with display ledge. Double glazed window and under floor heating.

UPSTAIRS

First Floor landing with vaulted ceiling and painted beams. Traditional banister and spindles. Eaves storage cupboard.

WC

A white suite offering a concealed cistern WC and wash hand basin. Double glazed window. Radiator.

BEDROOM TWO - 3.9m x 3.5m (12'9" x 11'5")

A good double room with dormer double glazed window and radiator. There are sloped ceilings with painted beams.

BEDROOM THREE - 3.9m x 3.5m (12'9" x 11'5")

Another good double room with double glazed dormer window overlooking the rear garden. This also has sloped ceilings with painted beams. Radiator. Eaves storage.

OUTSIDE

To the front is a driveway which is brick paved and allows parking for several vehicles. The frontage has a stone bank wall boundary with hedging offering a fair degree of privacy. There is access to either side of the property with double wooden gates to one side, allowing access for a small trailer or similar.

The rear garden is just perfect for families or the keen gardener. It is set out over various levels with two large lawn areas, a BBQ deck area and patio. The planting is well established and mature, having a large oak tree, palms, hedging and mature shrubs. There is also an area used as an outside gym which would also be great for a hot tub!

Address Shiphay Lane, Torquay, TQ2
7DU

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'TBC'

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