



Shiphay Lane | Torquay | TQ2 7BZ

A beautifully presented 4 bedroom extended semi-detached property, located close to Torbay hospital, Grammar schools, the seafront and town centre. This character home offers space, style and convenience in a desirable residential area. Inside the property is a spacious sitting room with bay window to front, dining room with double doors opening onto rear garden, kitchen/breakfast room, utility room and ground floor WC, storeroom/workshop. The first floor landing leads to three bedrooms and a family bathroom/WC. Master bedroom is occupying the second floor & offering a modern ensuite shower room/WC. At the rear of the property is a good sized garden with patio area & southerly aspect. From the patio, steps lead to a large lawned area with further timber workshop/garden store. Viewing highly recommended!

Guide Price Of £425,000 - £450,000

- SOUGHT AFTER LOCATION
- PARKING FOR 4 CARS
- BEAUTIFULLY PRESENTED
- EXTENDED 4 BED SEMI
- SOUTH FACING GARDEN



Canopied entrance with light point and timber door with stained glass inset to

RECEPTION HALL 14' 11" x 8' 5" max (4.55m x 2.57m) Light point, smoke detector, picture rails, radiator, stairs with handrail to first floor, under stairs storage cupboard, doors to

SITTING ROOM 13' 7" into bay x 13' 10" (4.14m x 4.22m) Light point, picture rails, UPVC double glazed bay window to front aspect with open outlook over the surrounding area, radiator with thermostat control, fireplace with inset living flame gas fire and timber surround, TV connection point.

DINING ROOM 14' 11" x 11' 10" max (4.55m x 3.61m) Light point, wall light points, UPVC double doors opening onto the rear garden, wall mounted electric fire, TV connection point, radiator with thermostat control.

KITCHEN/BREAKFAST ROOM 21' 5" x 10' 8" (6.53m x 3.25m) reducing to 8'4" (2.54m) Breakfast area: Inset spotlights, smoke detector, UPVC double glazed window to side aspect, radiator with thermostat control, telephone point, base units with roll edged worksurface over and eye level cabinets, breakfast bar with storage under and tall cupboard to side, opening to

Kitchen area: Coved ceiling with inset spotlights, UPVC double glazed window to rear aspect, UPVC double glazed doors to rear garden and to side pathway. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap over, inset four ring electric hob and extractor over, matching eye level cabinets, built-in electric oven, space for upright fridge freezer, heated towel rail, door to

UTILITY 7' 3" x 7' 2" (2.21m x 2.18m) to L-Shape Light point, obscure glazed window to front, wall mounted wash hand basin, space for upright fridge freezer, space and plumbing for washing machine with tumble dryer over, door to ground floor W.C, door to

STOREROOM/WORKSHOP 11' 9" x 7' 9" (3.58m x 2.36m) Light point, window to side, power sockets.

GROUND FLOOR W.C 4' 0" x 3' 1" (1.22m x 0.94m) Light point, obscure glazed window to side, close coupled W.C, radiator with thermostat control.

FIRST FLOOR LANDING Light point, smoke detector, stairs with hand rail leading to the second floor, doors to

BEDROOM TWO 12' 2" x 11' 10" (3.71m x 3.61m) Pendant light point, picture rails, UPVC double glazed window to rear aspect, radiator with thermostat control, built-in wardrobe to one recess.

BEDROOM THREE 12' 5" x 11' 5" (3.78m x 3.48m) Pendant light point, picture rails, UPVC double glazed window to front aspect with open outlook over the surrounding area, radiator with thermostat control, built-in wardrobe to one recess.

BEDROOM FOUR 7' 11" x 7' 2" (2.41m x 2.18m) Coved ceiling with inset spotlights, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control, storage cupboard with soft shelving, telephone point.

BATHROOM 8' 5" x 8' 4" (2.57m x 2.54m) Coved ceiling with inset spotlights, UPVC obscure glazed window, storage cupboard. Comprising panelled bath with handgrips and tiled surround, double shower cubicle with electric shower, pedestal wash hand basin, W.C.

SECOND FLOOR LANDING Pendant light point, smoke detector, skirting board lighting, UPVC double glazed window to side, storage to eaves space, door to

BEDROOM ONE 16' 9" x 10' 6" max (5.11m x 3.2m) Inset spotlights, UPVC double glazed window to rear aspect and velux window to front with open outlook over the surrounding area, radiator with thermostat control, access to under eaves storage, built-in wardrobe, doors to

EN-SUITE 5' 9" x 4' 6" (1.75m x 1.37m) Spotlights, extractor fan. Comprising shower cubicle with glazed screen, wall mounted wash hand basin, W.C, part tiled walls, heated towel rail.

OUTSIDE

FRONT To the front of the property there is raised garden laid to lawn and enclosed by stone and block wall and timber fence. A pathway then leads to the front door.

PARKING A concrete driveway provides off-road parking for up to four vehicles.

REAR The rear garden is accessed from the kitchen/breakfast room and the dining room onto a paved patio area with outside lighting, outside tap and raised planting border to one side. Steps lead to the remainder of the garden which is mainly laid to lawn and enclosed by timber fence with a raised vegetable plot and composting area. Timber workshop with light and power.





Address

Shiphay Lane, Torquay, TQ2 7BZ

Tenure

'Freehold'

Council Tax Band

'D'

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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.

Material Information

