



Sherwell Park Road, Torquay, TQ2 6EF

Guide Price Of £250,000 to £260,000

Situated within the popular Chelston area of Torquay is this beautifully presented 3 bedroom extended property. Conveniently placed with access to public transport, parks, schools and shops. This spacious accommodation features a bay fronted lounge, dining room, large modern kitchen and downstairs WC. There are 3 bedrooms and a modern family bathroom. There is a further occasional bedroom/study/storage in the loft. Outside is a tiered back garden, set over 3 levels, with patio and decked area and further AstroTurf patio. At the front is parking for 2 cars.

- CHELSTON AREA
- 3 BEDROOMS
- EXTENDED
- PARKING FOR 2 CARS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

UPVC DOOR INTO PORCH

DOOR INTO HALLWAY - 1.81m x 4.44m (5'11" x 14'6")

Storage cupboard, radiator, cloakroom with WC and hand wash basin, wall hung radiator.

LOUNGE - 3.25m x 3.32m (10'7" x 10'10")

Bay window, decorative fireplace, radiator.

DINING ROOM - 3.29m x 3.65m (10'9" x 11'11")

Space for a 6/8 seater dining table, radiator, utility cupboard.

KITCHEN - 4.94m x 2.48m (16'2" x 8'1")

A modern fitted kitchen with cupboards and doors over and under surfaces, built in oven/grill/gas hob, space for a washing machine, boiler, 2 uPVC windows facing out to the back garden. Utility area off kitchen.

BATHROOM - 2.03m x 1.73m (6'7" x 5'8")

Modern white bathroom suite comprising bath with overhead shower, wash hand basin and low level WC, wall hung radiator, partially tiled, obscure window to the back.

BEDROOM ONE - 2.62m x 4.06m (8'7" x 13'3")

Bay window to the front, radiator.

BEDROOM TWO - 2.52m x 2.35m (8'3" x 7'8")

Window to the back, radiator.



BEDROOM THREE - 3.05m x 3.62m (10'0" x 11'10")

Window to the front, radiator.

LOFT ROOM - 4.07m x 3.32m (13'4" x 10'10")

Can be used as an occasional bedroom, study and/or storage. Velux window, eaves storage, separate WC with low level WC and hand wash basin.

OUTSIDE

Front garden and a back garden. The back garden is set over 3 levels/tiers, which includes a patio area, decked area and Astro Turf patio, all enjoying a stunning view over surrounding countryside.

PARKING

There is parking for two cars.



Material Information

Address Sherwell Park Road,
Torquay, TQ2 6EF

Tenure 'Freehold'

Council Tax Band 'B'

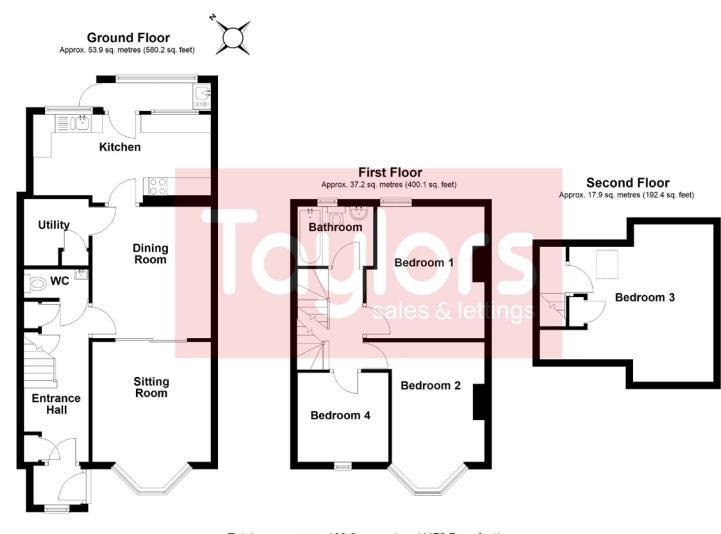
EPC Rating 'D'

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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.