

Weeksland Road, Torquay, TQ2 6EU

Guide Price Of £250,000 to £270,000

A beautifully maintained 3 bedroom town house situated in a quiet cul-de-sac in Chelston, quite close to Sherwell Valley Primary School. This split-level home offers good accommodation split over 4 levels. There is a family size kitchen/diner, a lounge that opens up onto a gorgeous secluded garden and three bedrooms. There is a garage and driveway for 2/3 cars.

- TOWN HOUSE
- GARAGE & PARKING FOR 3 CARS
- 3 BEDROOMS
- SECLUDED GARDEN
- TWO BATHROOMS
- QUIET CUL-DE-SAC



**ENTRANCE HALL**

Level access from the roadside to a uPVC double glazed door with a central glazed panel into the hallway. There is a double door cloak hanging cupboard and a door into the inner hall.

**INNER HALL** - 1.39m x 1.93m (4'6" x 6'3")

Side aspect uPVC double glazed window with a single panel radiator centred beneath it. There's a large wraparound under stairs storage cupboard. Stairs up to first floor accommodation and a courtesy door to garage.

**FIRST FLOOR LANDING**

This is a split level home and this first floor landing serves a cloakroom and the second bedroom. There is a side aspect uPVC double glazed window and there are stairs up to the second split level.

**CLOAK ROOM**

Side aspect uPVC double glazed window with a single panel radiator centred beneath it. There is a close coupled WC and wash hand basin within.

**BEDROOM TWO** - 2.98m x 3.44m (9'9" x 11'3")

Rear aspect uPVC double glazed window with a single panel radiator centred beneath it. This room is a good sized double room.

**SECOND FLOOR LANDING**

This landing services the kitchen/dining room and a family bathroom. Stairs up to third floor landing.

**KITCHEN/DINER** - 4.88m x 2.53m (16'0" x 8'3")

Front aspect uPVC double glazed window that looks out towards a wooded area and is not overlooked itself. There is a comprehensive range of base, display and eye level units in light wood effect. The work surfaces are marble effect, rolled edge with tiled splash backs all round. The sink is a stainless steel one and a half bowl, with a monobloc mixer tap and pull out shower head. This area is nicely centred under the window for good natural light. There is under counter plumbing and space for both a full size dishwasher and an washing machine. The four burner gas hob is inset with a double oven and grill below and an extractor hood over. The fridge freezer is stacked and integrated into the cupboard space. A wrapped around bar area offers further storage and food preparation space. The kitchen opens into a dining area and where there is a single panel radiator and room for a six seater dining suite.

**FAMILY BATHROOM** - 2.44m x 1.92m (8'0" x 6'3")

Front aspect uPVC obscure glazed window. This room features a panel bath with mixer tap and shower attachment. There is a close coupled WC and a pedestal wash hand basin. There are tiled splash backs in a subtle shade ceramic, with tiled flooring too. There is also a built in airing cupboard to one corner.

**THIRD FLOOR LANDING**

This landing services the lounge, with a side aspect uPVC double glazed window and further steps up to the bedroom level.



**LOUNGE** - 2.98m x 4.58m (9'9" x 15'0")

Beautifully lit with a rear aspect uPVC double glazed window and a uPVC patio door with a matching sidelight. This door opens onto a beautifully private decked area. This room has a vaulted ceiling and quality wood laminate flooring. There are twin single panel radiators on two walls.

**LANDING**

Servicing two bedrooms.

**MASTER BEDROOM** - 3.84m x 2.6m (12'7" x 8'6")

Front aspect uPVC double glazed window offering elevated views and not overlooked with a single panel radiator beneath it. This room features fitted wardrobes with bedside drawers and has a Florida style central ceiling fan. Door to;

**MASTER ENSUITE** - 0.98m x 2.63m (3'2" x 8'7")

Featuring a fully tiled shower cubicle with an electric shower fitted. There is a close coupled WC and a pedestal wash hand basin. There is also a wall mounted shaver charging point and a single panel radiator.

**BEDROOM THREE** - 2.44m x 1.92m (8'0" x 6'3")

Front aspect uPVC double glazed window with a single panel radiator beneath it.

**GARAGE** - 3.48m x 2.5m (11'5" x 8'2")

Integral with a metal up and over doorway, power and lighting.

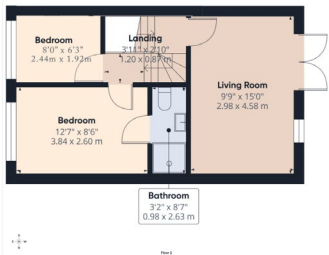
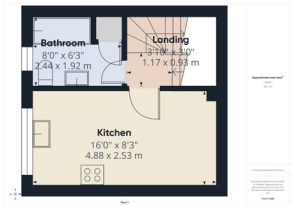
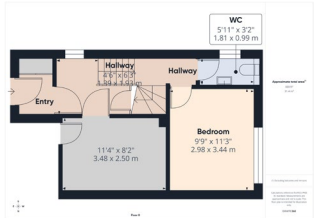
**OUTSIDE**

**FRONT** - Open plan with a low maintenance pea-gravelled area to one side. There is driveway parking for 3 to 4 cars and access to an integral single garage with an internal courtesy door through into the hall.  
**REAR** - A very beautiful decked area offering access into the lounge, therefore featuring a lovely indoor outdoor space. This garden features a step up to a paved patio area that has a perimeter featuring many evergreen and assorted flora, giving a high degree of privacy and seclusion. A summerhouse looks out over the garden, again with good privacy and makes an ideal home office. A stairway leads down to a secure gated entranceway that opens out into the front garden.

There is also an EV charger at this property.



**Material Information**



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.

Address Weeksland Road,  
Torquay, TQ2 6EU

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBA'

**Contact Details**

117 Union Street  
Torquay  
Torbay  
TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

enquiries@taylorsestates.co.uk  
01803 201904