



Avon Road, TQ2 7LU

Guide Price £250,000 - £260,000

www.garganandhart.co.uk

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Gargan & Hart
Estate Agents

Avon Road, TQ2 7LU

Being offered for sale is this spacious three-bedroom terraced family home – an ideal first time buy or investment opportunity! The property benefits from gas central heating and is situated in a prime position in the sought after area of Shiphay, Torquay. This property is located within walking distance of the highly regarded Torquay Boys' and Girls' Grammar schools as well as local primary schools, shops and amenities. In addition, it is on a local bus route, as well as having Torquay town centre, seafront and arterial roads to Newton Abbot, Exeter and Plymouth be only a short drive away.

The accommodation itself is arranged over two levels and is accessed from the front via a welcoming entrance porch which leads to the reception hall with stairway rising to the first floor and useful storage cupboard under. The ground floor comprises a lounge with walk-in bay window to the front, the kitchen dining room overlooks the rear garden. The kitchen has a range of wall, base and drawer units, space for a cooker, plumbing and space for appliances with door leading out to the garden.

To the first floor there are two generous double bedrooms, both of which benefit from built in storage. There is also a spacious single bedroom with built in storage and lastly the family bathroom, complete with shower cubicle, low level W/C, and pedestal hand wash basin.

Outside, to the front of the property, there is a garden with raised lawned area and pathway leading to the main entrance. The rear garden has a lawned area and timber fencing to boundaries, along with 2 storage sheds.





STAR POINTS

- Terraced Family Home
- Close To Schools
- Bay Fronted Lounge
- Ideal First-Time Buy or Investment
- 3 Bedrooms
- Family Shower Room
- Attractive Rear Garden
- Kitchen/Dining Room
- Extension Potential
- Convenient Location

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Local Authority - Torbay Council

EPC - D

There is a water meter at the property.

Check broadband Availability at Openreach
Fibre-Checker. <https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom

MobileCoverage. <https://checker.ofcom.org.uk/engb/mobile-coverage>

VIEWING ARRANGEMENTS

For further information or to arrange a viewing
please contact our Chelston Office on 01803
897321.

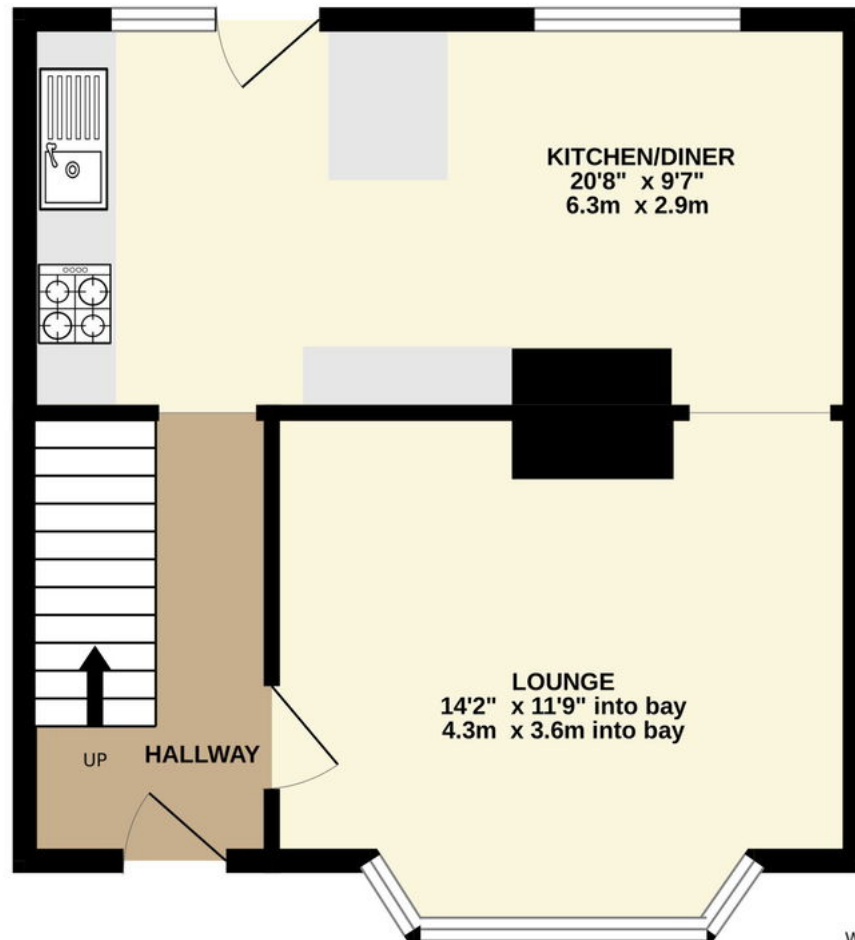
DIRECTIONS

What 3 Words: galloping.proved.proven

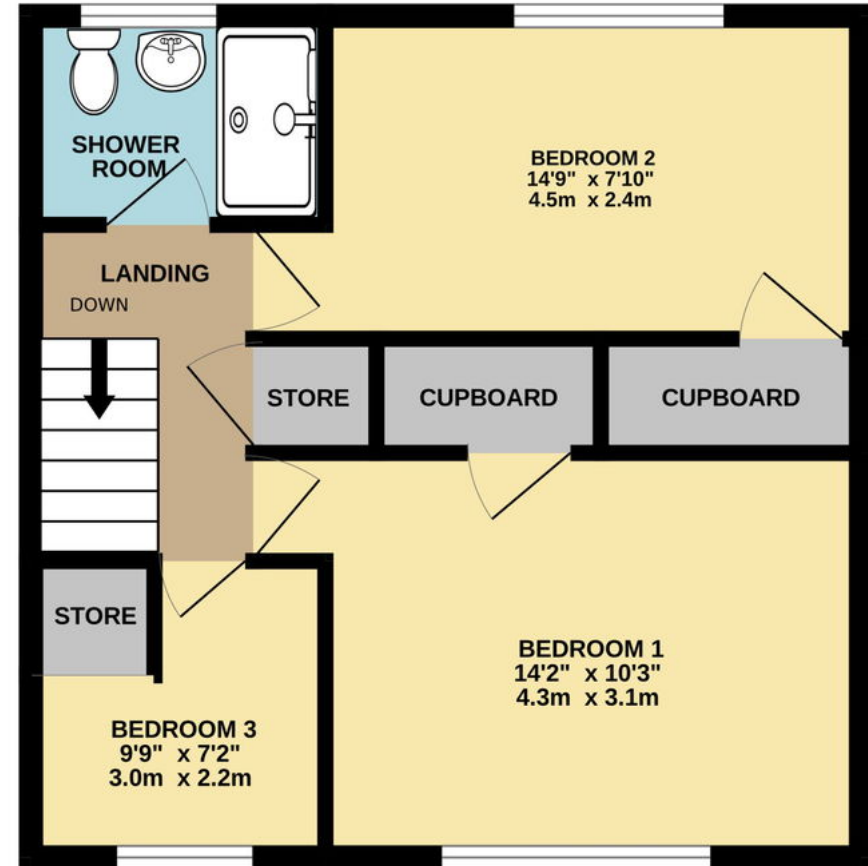
Sat-Nav: TQ2 7LU



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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