



Highland Road, TQ2 6NL

Offers In Region Of £300,000

www.garganandhart.co.uk

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Gargan & Hart
Estate Agents

Highland Road, TQ2 6NL

Entered via a useful porch with main door to the reception hall with Stairway to first floor and storage cupboard under. The lounge is a spacious light and airy room with walk-in bay window, UPVC double glazing with outlook to the front. The kitchen and dining room are fantastic area's, ideal for those family meals or entertaining. A lovely light and airy family space with UPVC double glazed bifold doors with outlook over the garden. Modern range of fitments comprising wall, base and drawer cupboards with rolled edge work surfaces and matching upstands, inset composite single drainer sink unit with mixer tap, built in fridge freezer, inset gas hob with built in gas oven and stainless-steel canopy with extractor unit over. The utility area has plumbing for washing machine, work surface and low level W/C and wash hand basin.

On the first floor you have two double and a single bedroom. Bedroom 1 is a spacious double bedroom with walk-in bay window, UPVC double glazing with outlook to the front and built in wardrobe. Bedroom 2 is another spacious double bedroom with UPVC double glazed window and attractive outlook over rear garden with views towards Torquay harbour to one side. Bedroom 3 is a good-sized single bedroom with UPVC double glazed window and outlook to front. The family bathroom has obscure double-glazed window to rear, modern suite comprising panelled bath with mixer tap, plumbed shower unit over and glazed screen to side, wall mounted wash basin with mixer taps, low level W/C.

Outside to the front of the property there is a driveway, offering off road parking for several vehicles, with path and gate leading to the garage with up and over door. To the rear of the property there is a beautiful, decked area that leads out from the dining area with steps down to a lawned area.





STAR POINTS

- Extended Semi-Detached Home
- Fantastic Kitchen/Diner
- Bay Windowed Lounge & Bedroom
- Utility Room
- Spacious Garden
- Driveway Parking
- Garage
- Airy Lounge
- Close to Schools
- Close to Amenities.



ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - C

Local Authority - Torbay Council

EPC - C

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 Mobile-
Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

VIEWING ARRANGEMENTS

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

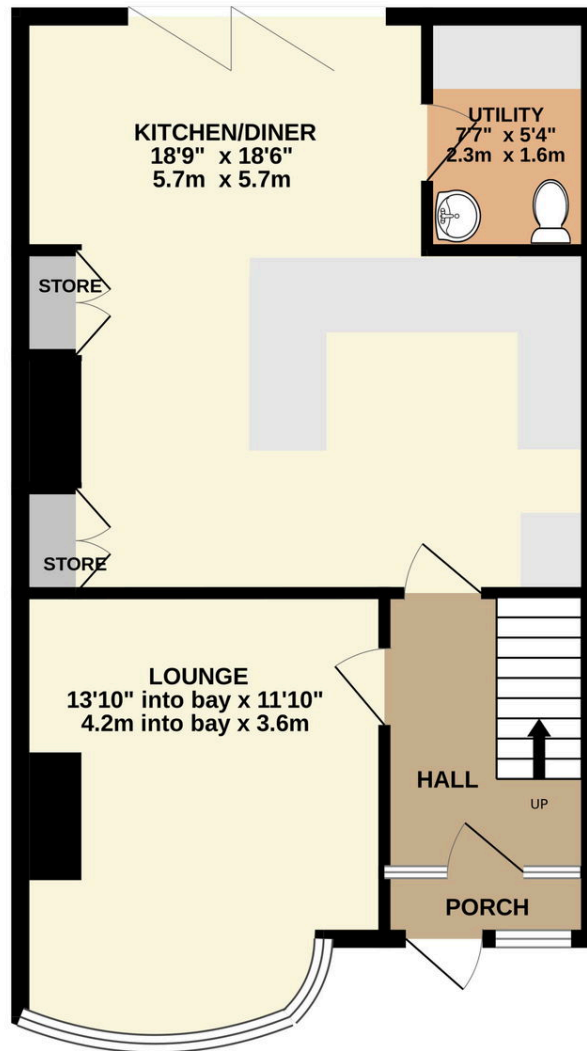
DIRECTIONS

What 3 Words: thickens.tissue.crystals

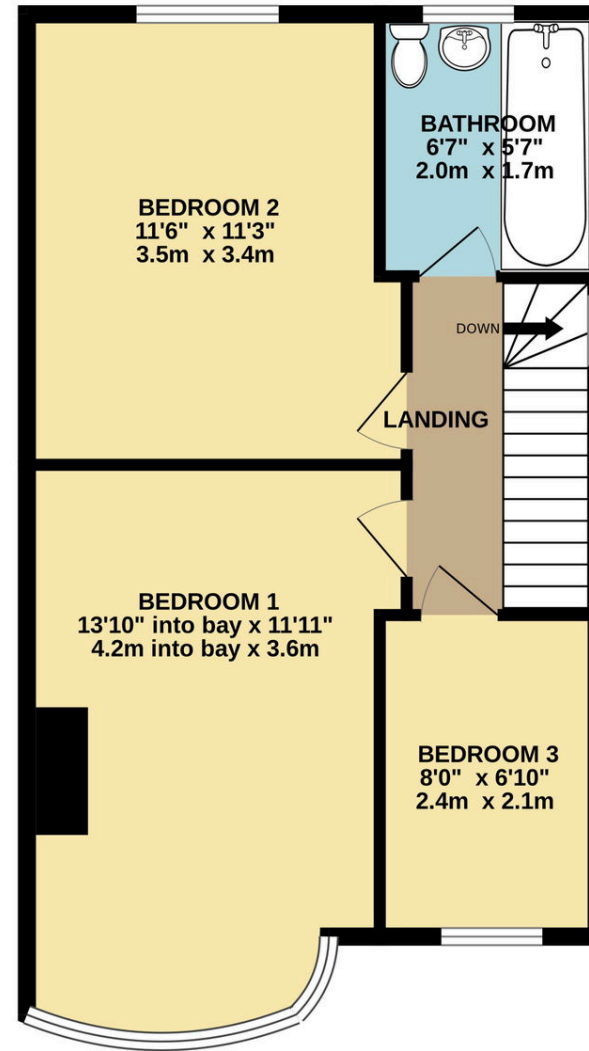
Sat-Nav: TQ2 6NL



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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