



Leys Road, TQ2 6ED

Offers Over £280,000

www.garganandhart.co.uk

01803 897321



Gargan & Hart
Estate Agents

Leys Road, TQ2 6ED

The property is entered via a pathway through the front garden, into the reception hall with stairway to the first floor and storage cupboard under. The lounge is a spacious room with walk-in bay window giving the room a cozy feeling. There are French doors leading you to a fabulous light and airy open plan kitchen/dining room, as well as having access from the hallway. The room comes with a modern range of fitments comprising wall, base and drawer units, a central island with cupboards under, inset stainless steel double circular bowl sink with mixer tap and space for cooker. Steps lead you to a utility area with work surface, plumbing and space for washing machine and dishwasher, space for fridge/freezer and gas boiler servicing the heating and hot water. Steps from the dining area lead you to a lovely snug with double glazed patio doors that look out over the garden.

On the first floor you have 3 bedrooms. Bedroom one is an airy double room with walk-in bay window, UPVC double glazing and outlook to front. The second bedroom is another spacious double bedroom with UPVC double glazed window and attractive outlook over rear garden and bedroom three is a good sized single. The bathroom is a modern suite comprising of a panelled bath, separate shower cubicle, Pedestal wash basin and low-level WC. Bedroom 4 is on the 2nd floor and is a generous double bedroom with UPVC double glazed window and attractive outlook over rear garden, a built-in cupboard and an ensuite shower room with low level WC, Shower cubicle and wash hand basin completing this level.

To the front of the property a path leads to the main entrance. To the rear of the property the garden enjoys a sunny aspect and has been attractively landscaped, for ease of maintenance, being predominantly laid to paving with some loose stone areas, timber fencing surround and raised mature shrubbery. A raised decked seating area can be accessed from the utility room door and is available for you to relax and enjoy the sun. At the bottom of the garden access opens onto a hardstanding, providing off road parking and leading to rear service lane.





STAR POINTS

- Spacious Mid Terraced House
- 4 Bedrooms (1 Ensuite)
- Spacious Lounge
- Open Plan Kitchen/Diner/Snug
- Modern Bathroom & Ensuite Shower Room
- Attractive Garden
- Off Road Parking
- Close to Shops
- Viewing Highly Recommended





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

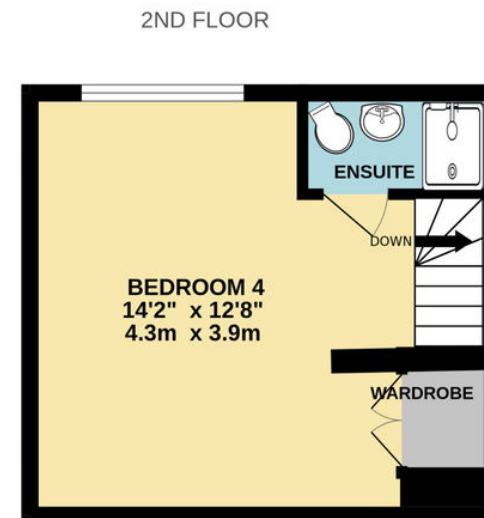
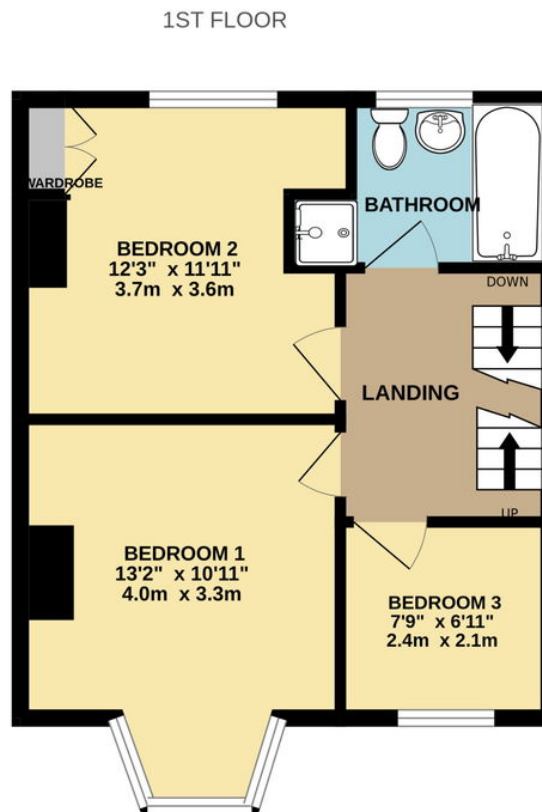
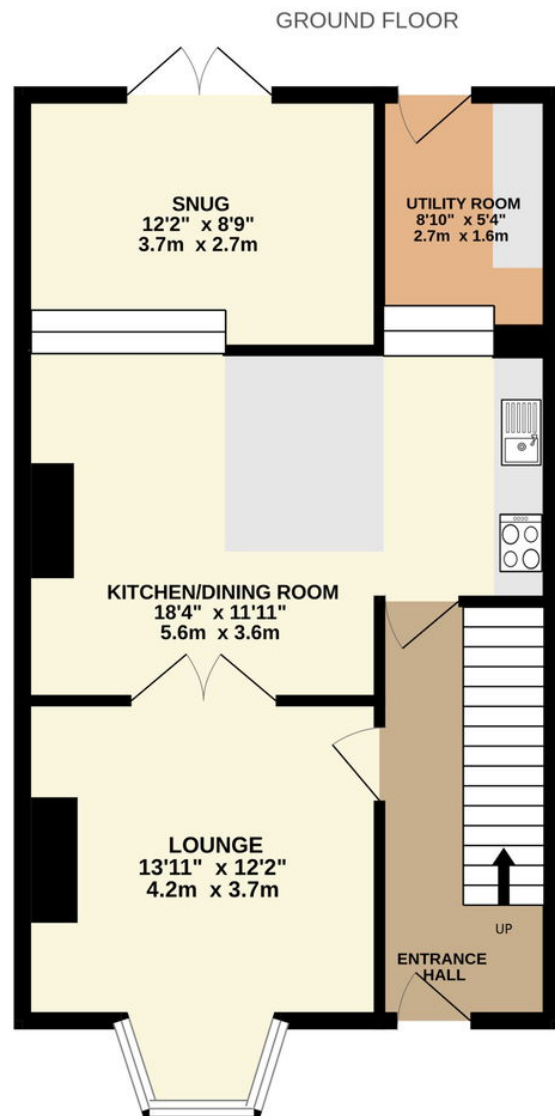
For further information or to arrange a viewing
please contact our Chelston Office on 01803
897321.

DIRECTIONS

What 3 Words: woven.sorters.access

Sat-Nav: TQ2 6ED





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.
Made with Metropix ©2023

