



Nut Bush Lane, Torquay, TQ2 6SQ

Offers Over £500,000

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01803 897321



Gargan & Hart
Estate Agents

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The cloakroom, which has modern white suite comprising low level WC and washbasin. The study is a "L" shaped room with. The lounge is a spacious light and airy room with Oriel bay window, attractive feature marble style fireplace and hearth with fitted living flame gas fire. An archway leads through to the sitting room. French doors opening to the dining room which is a spacious family room with patio doors leading out to timber decked balcony. The lovely kitchen has been recently fitted with modern suit comprising wall, base and drawer units, integrated dishwasher, space for fridge freezer, inset single drainer sink unit, integrated fridge, built-in five ring gas hob and electric oven. An archway leads through to a useful breakfast room which has an archway through to the utility with single drainer sink unit with base and wall cupboards, plumbing for automatic washing machine and space for tumble dryer.

Upstairs you have the master bedroom which is an attractive spacious room being a particular feature of the property with an opening to a dressing area with built-in wardrobes and a door opening to a great sized en-suite with jacuzzi corner bath, low level WC, pedestal washbasin and corner shower cubicle with electric shower unit. Bedroom's 2, 3 and 4 are spacious light and airy double room's. The family bathroom has a modern white suite comprising panelled bath with shower over, pedestal washbasin and low level WC.

Outside to the front of the property there is a large off-road parking area with parking for several vehicles, leading to large integral garage with remote controlled shutter style door, lights and power points and courtesy door to rear garden. The rear garden which is predominantly laid to lawn with summer house, vegetable garden area and greenhouse. Steps lead up to an attractive paved patio area.





STAR POINTS

- Spacious Detached Family Home
- 4 Double Bedrooms
- Garage and Off-Road Parking
- Landscaped Garden
- Separate Dining Room
- Master Bedroom with Ensuite & Dressing Area
- Sought After Location
- Home Office
- Close to Schools
- Close to Amenities





ADDITIONAL INFORMATION

Tenure – Freehold
Council Tax Band - E
Local Authority – Torbay Council
EPC – TBC

VIEWING ARRANGEMENTS

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

DIRECTIONS

What 3 Words: snippet.opposites.helper
Sat-Nav: TQ2 6SQ

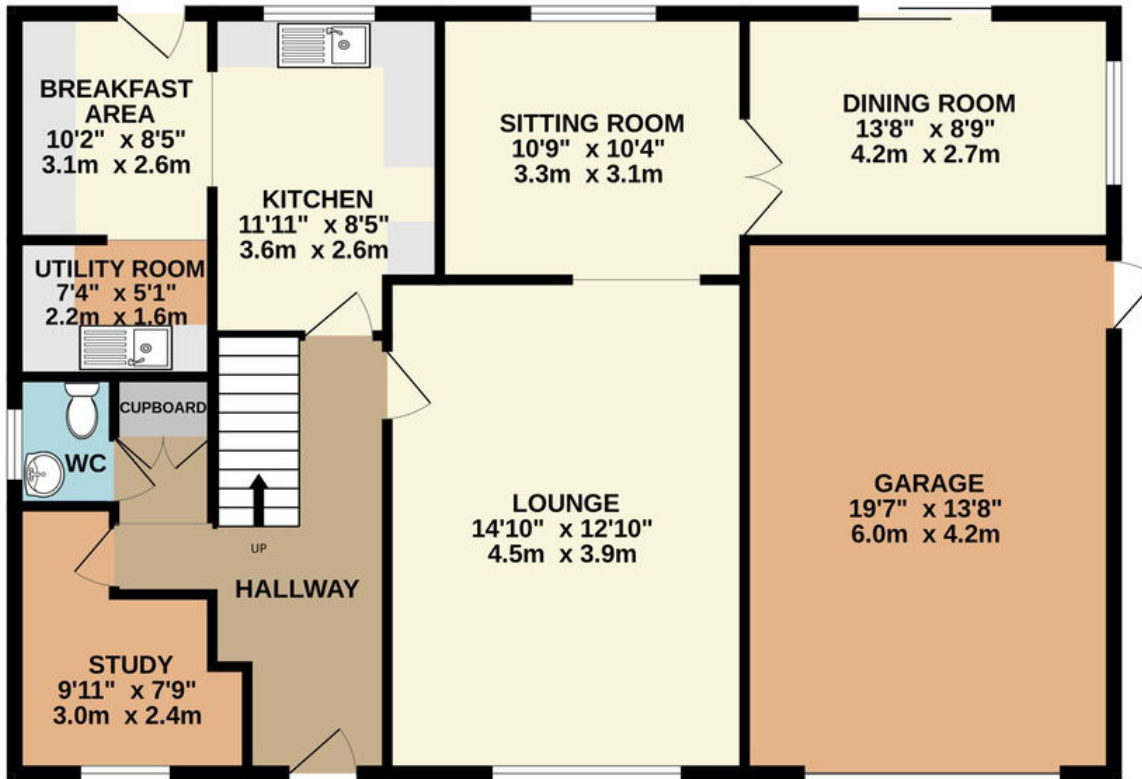
CONSIDERATIONS

Things to consider about this property:

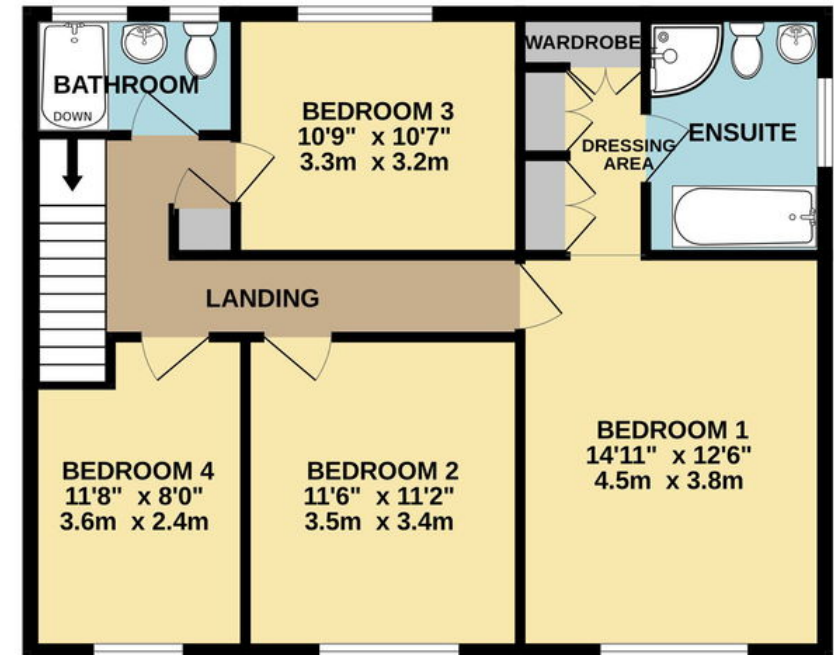
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- There is a water meter at the property.
- In a conservation area.



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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