



**Burridge Road, TQ2 6LN**  
Torquay



Offers Over  
**£325,000**



A fantastic opportunity has arisen to buy this large, extended semi-detached dormer-bungalow. Situated within the sought after suburb of Chelston, which is conveniently located within walking distance of local shops, schools and public transport. Torquay town centre and seafront promenade are also easily accessible. A very versatile property offering space for a range of buyers needs such as work from home or a growing family this immaculately presented and much improved property offers accommodation comprising 4 double bedrooms, large kitchen, a beautiful reception room, 2 shower rooms, and two versatile loft rooms. Outside there is off road parking for several cars, garage and a lovely, easy to maintain garden – perfect for al fresco entertaining! This property also boasts solar panels to keep those living costs down. The current owners have had new flooring to the hallway and kitchen, a new kitchen installed and both shower rooms re-fitted since they have lived at the property. Viewing of this superb home is highly recommended.

The property is accessed via a good size drive which leads to the side of the property. As you enter, you are greeted by a welcoming hallway with doors leading to a good-sized lounge which is bright and breezy thanks to a lovely bay window with outlook to the front. Two double bedrooms are opposite, one with a large window with outlook to the front and the other with a large window to the rear. A stylish re-fitted shower room can be found on the ground floor with frosted window to the side, shower cubicle, low level W/C and wash hand basin. The kitchen is an open plan area with a range of base, wall and drawer units, wooden breakfast bar, timber work tops, inset stainless steel one and half bowl sink, inset five ring Neff gas hob, built in Neff double oven, and built in Neff dishwasher. An opening to a fantastic reception room with two sets of French doors, one leading to a lovely patio area and the other to the garden. This really is a fantastic addition to the property.

On the 1st floor you have a good size double bedroom with far reaching views over Torquay towards St Marychurch. The new owner will benefit from two versatile large loft rooms that are currently being used as a guest bedroom with dressing area but could be used as playrooms, work from home office or whatever you need, they have windows and radiators and make a great bonus to this superb house. Lastly, another shower room is on this floor with a shower cubicle, low level W/C and wash hand basin.

In the garden you have steps that lead up to a landscaped garden with access to the garage with power and light that also houses the controls to the solar panels. You also have an addition to the garage with access via the other side which has power and light, as well as plumbing for a washing machine and a vent for a dryer. To one side of the property there is a nice patio area ready for table and chairs and a bbq, and to the other side you have another area that could be used for parking and gates that lead to the front where you will find a large front garden that is laid to lawn with steps and path to the front door.

This is a great family home that has been improved by the current owners, offering versatile living and is ready to move in.











### STAR POINTS

- Semi-Detached Bungalow
- Versatile Property
- Extended
- 4 Double Bedrooms
- Large Loft Rooms
- 2 Shower Rooms
- Solar Panels
- Large Driveway & Garage
- 2 Reception Rooms
- Close to Schools

### ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - D

For prices & more information about Council Tax go to:

<https://www.torbay.gov.uk/council-tax/>

Local Authority - Torbay Council

EPC - TBC

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.

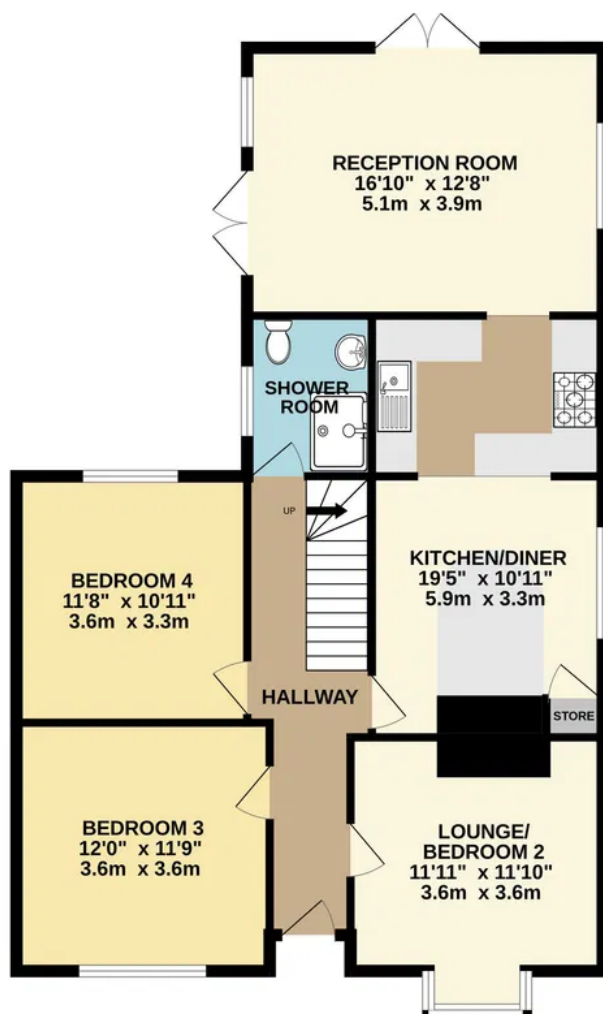
### DIRECTIONS

What 3 Words: communal.diplomas.margin

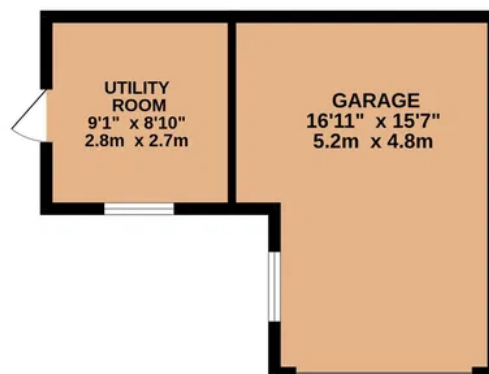
Sat-Nav: TQ2 6LN



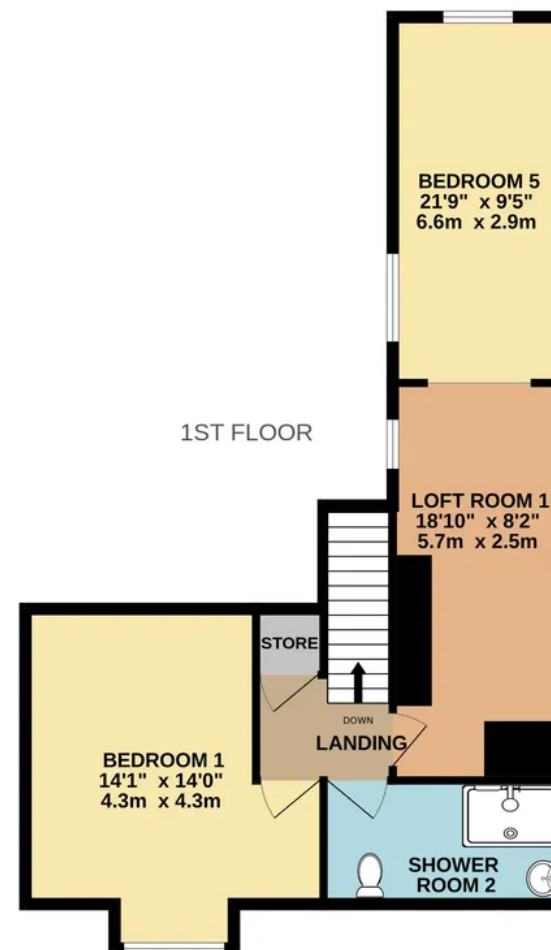




GROUND FLOOR



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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# Gargan & Hart

Estate Agents