



Grenville Avenue, TQ2 6DS
Torquay



Gargan & Hart
Estate Agents



Offers Over
£200,000

Situated in a prime position, set back from the road, and fronting a green, is this popular style semi-detached family home which offers the new owners the opportunity to extend. The property itself is situated in the popular location of Chelston, Torquay and sits within walking distance of the sought after Sherwell Valley Primary School and highly regarded Torquay Boys' and Girls' Grammar Schools. Arterial roads to Newton Abbot, Plymouth and Exeter are only a short drive away, as is Torquay's bustling seafront promenade, with its array of bars, restaurants, theatre, and mainline train station.

The well-proportioned accommodation is accessed from the front and comprises a welcoming reception hall with stairway rising to the first floor and doors to the principal rooms. The spacious lounge/diner benefits from lots of natural light with window to the front as well as the rear overlooking the garden. The kitchen also has access out to the rear garden and has been fitted with a range of base, wall and drawer units, space for a cooker, plumbing for automatic washing machine and space for fridge freezer.

To the first floor there are three bedrooms, one single and two doubles. The family bathroom is equipped with a pedestal hand wash basin and bath with plumbed shower over. There is a separate cloakroom with a low level WC.

Outside, To the front of the property the garden is laid to lawn with flowers and shrubs to borders and hedging to surround. Steps lead up to main entrance with outside light. Path and gated access to one side of the property leads to the rear garden via a covered walkway, brick built workshop with window, power and light, access to further storage cupboard with power. The enclosed rear garden is laid to paved patio and lawned areas with paved pathway to one side, mature flowers, and shrubs to borders, two timber garden sheds, timber fencing to boundary.

This is a real opportunity for someone looking for a 3 bedroomed property in a sought after location that also offers further potential. Viewings Come Highly Recommended.





STAR POINTS

- Semi-Detached Home
- Prime Location
- 3 Bedrooms
- Open Plan Lounge/Diner
- Close to Sherwell Valley School
- Brick Built Work Shop
- Good-Sized Front Garden
- Well Presented
- Double Glazing
- Close to Grammar Schools

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Local Authority - Torbay Council

EPC - C

There is a water meter at the property.

For prices & more information about Council Tax go to the local authorities website.

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

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.

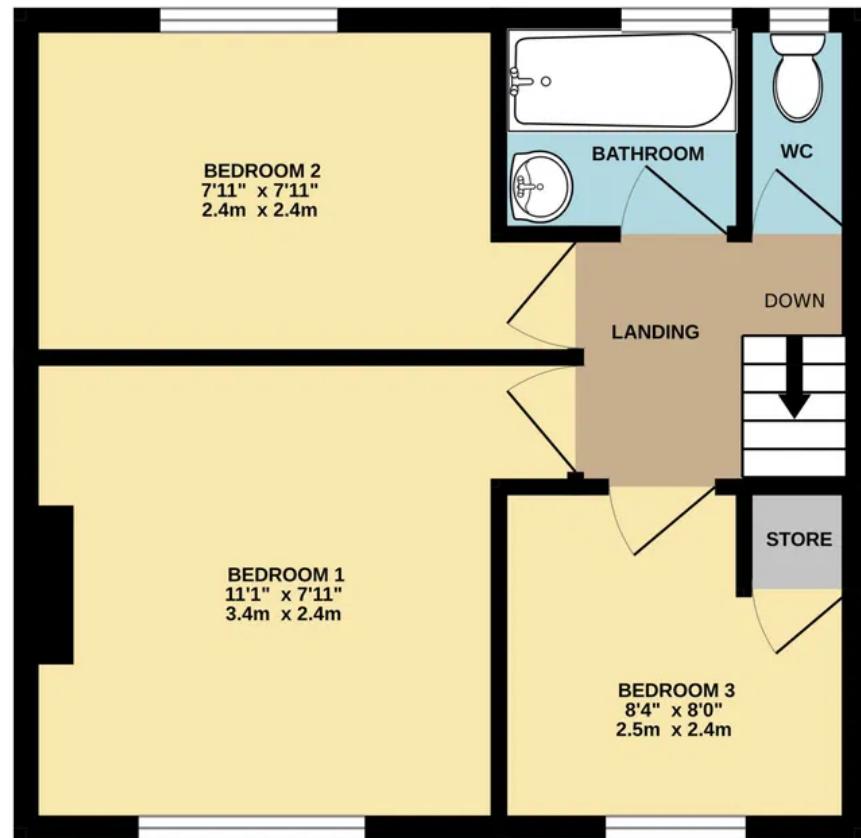
DIRECTIONS

What 3 Words: Cheetahs.hightens.badminton
Sat-Nav: TQ2 6DS

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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