

for sale

offers over **£325,000**



## Sherwell Park Road Torquay TQ2 6EE

A generously sized DETACHED bungalow in the popular and well sought after area of Chelston. This property is close to local shops, bus routes and award winning schools only a short distance away. Benefits from a cellar, off road parking, garage and far reaching views over the top of Torquay.



# Sherwell Park Road Torquay TQ2 6EE

A three bedroom detached bungalow positioned in the highly sought after area of Chelston. Benefitting from plenty of space and storage, all the bedrooms are light and airy with a pleasant outlook of the local area and ample off road parking with a driveway and detached garage. The area of Chelston is highly popular, with award winning Primary and Secondary schools nearby, as well as a range of shops and amenities in and around Old Mill Road. Cockington Country Park is within easy reach offering scenic woodland walks as well as Torquay Seafront and its multiple beaches.

**LOCATION AND AREA:** Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. Torquay Harbour and Marina are situated at the bottom end of the town, just a short walk from Tor Abbey Sands and offers a range of shops, cafes and restaurants; many of whom serve fresh local seafood and locally sourced produce.

## Key Features

- ✓ Detached three bed secluded bungalow
- ✓ Pleasant outlook
- ✓ Garage
- ✓ Driveway
- ✓ Popular Location
- ✓ Under House Storage
- ✓ Close to all local amenities
- ✓ Close to parks and bus routes

## GETTING AROUND THE SOUTH WEST

**By Train:** The main railway station at Torquay is located near the seafront with direct services to London Paddington, Birmingham and Bristol.

**By Air:** Exeter Airport is just 26 miles away offering both International and UK flights throughout the year.

**Regional Cities and Places of Interest:** The county town of Exeter is approximately 25 miles away and the historic naval city of Plymouth 32 miles. Dartmoor National Park is approximately 15 miles away.





## Entrance Hall

Entrance Hall with door to hallway which leads to bedrooms and living space

## Lounge/diner

29' 3" extending to 19' "x 16' (8.92m extending to 5.79m x 4.88m)

L Shaped room, with double glazed windows to side and front. Gas and electric fireplaces, TV and Telecoms points, generous amount of plug sockets, carpets and original doors. Cupboard with Worcester boiler fitted in 2014.

## Kitchen

15' 1" x 11' 4" (4.60m x 3.45m)

Double glazed window to the side. Range of white gloss kitchen units with part tiled splash back. Sink drainer, built in oven, gas hob with fan over. Dishwasher, washing machine and fridge freezer. Tiled floor, radiator and double glazed door to outside.

## Bedroom 1

9' 7" x 10' 4" (2.92m x 3.15m)

Double glazed window to rear with far reaching views. Double glazed door to lean to. Radiator, TV point and carpets.

Door to ensuite



## Ensuite

Suite comprising, shower cubicle, wash hand basin and WC. Towel rail, extractor fan and linoleum flooring.

## Bedroom 2

9' 7" x 10' 4" (2.92m x 3.15m)

Double glazed window to rear with far reaching views. Double glazed door to lean to. Radiator, TV point and carpets.

## Bedroom 3

9' 2" x 10' 9" (2.79m x 3.28m)

Single glazed internal window and door to lean-to. Radiator, TV point and carpets.

## Bathroom

Double glazed window. Bathroom suite power shower, wash hand basin, WC, extractor fan.

## Lean-To

All double glazed with door to garden. Views out over Chelston

## Outside

Front garden laid to lawn with side access to the property.

Rear has a detached garage, and potting shed with garden laid to lawn and access to cellar and under house storage.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: TQY312031 - 0008

**Tenure:** Freehold

**EPC Rating:** D

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