



**Connells**

Ferndale Mews  
Torquay



### Property Description

A modern semi-detached house located within a cul-de-sac in the popular area of Shiphay and convenient for local schools. On the ground floor are lounge, dining room, kitchen and conservatory and on the 1st floor are 3 bedrooms and a bathroom. Double glazing, gas central heating, off road parking and low maintenance garden. Offered for sale with no onward chain, early viewing recommended.

### 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.

### GETTING AROUND THE SOUTH WEST

By Train: The main railway station at Torquay is located near the seafront and has 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 City 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

Double glazed door to front, stairs rising to 1st floor. Door to:

## Lounge

14' 2" into recess x 13' 5" ( 4.32m into recess x 4.09m )

Double glazed window to front, under stairs storage cupboard, radiator. Archway to:

## Dining Room

9' x 7' 5" ( 2.74m x 2.26m )

Sliding doors to conservatory, archway to:

## Kitchen

8' 11" x 6' 5" ( 2.72m x 1.96m )

Fitted with a matching range of wall and base mounted units and drawers with roll edge work surface over. Single bowl sink unit with mixer tap. Fitted electric oven and gas hob with concealed cooker hood above. Concealed integrated fridge/freezer, spaces for washing machine and slimline dishwasher. Double glazed window to rear, central heating boiler.

## Conservatory

9' 1" x 7' 5" ( 2.77m x 2.26m )

Double glazed windows to both sides and rear, double glazed doors to side. Pitched roof with ceiling fan, power and lighting.

## 1st Floor Landing

Access hatch to loft space, doors to:

## Bedroom 1

11' 1" x 8' 10" + door recess ( 3.38m x 2.69m + door recess )

Double glazed windows to front, fitted wardrobe, radiator.

## Bedroom 2

8' 11" x 9' 9" ( 2.72m x 2.97m )

Double glazed window to rear enjoying an open outlook, radiator.

## Bedroom 3

7' 2" max x 6' 1" ( 2.18m max x 1.85m )

Double glazed window to rear enjoying an open outlook, radiator.

## Bathroom

Fitted with a matching 3 piece white suite comprising of: Panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Double glazed window to side, radiator and extractor fan.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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115 Union Street  
 TORQUAY TQ1 3DW Council Tax Band C

**EPC Rating: C**

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Awaiting Photograph

Tenure: Freehold



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