



39 Shiphay Lane, Torquay – TQ2 7DU
£425,000





39 Shiphay Lane

Torquay

Beautifully renovated 4-bed, 2-bath detached family home in sought-after locale near schools and amenities. Level access, private electric gates, spacious front and rear gardens. Stylish design, open plan layout, modern kitchen, en-suite principal bedroom. Ideal for families.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached 4 bedroom house with level access
- Private electric gated driveway and large front garden
- Excellent location for the grammar schools and Torbay Hospital
- Updated to a high quality finish by the current owners
- Beautiful and sun filled rear gardens with plenty of scope for further extending (subject to all necessary PP)
- Stunning Kratki log burning stove which forms part of the lounge/dining area
- Handy downstairs 4th bedroom
- Would make an ideal family home with light filled and accessible spaces
- Stunning open plan kitchen dining room
- Renovated main bathroom, en-suite and WC in a lovely contemporary finish



39 Shiphay Lane

Torquay

The property is enviably positioned within easy reach of a host of highly regarded schools including Shiphay Academy, Sherwell Valley Primary School and Torquay's Grammar Schools whilst Torbay Hospital is found within a mile distance. Access onto the South Devon Highway is also easily accessible for those commuting toward the regional city of Exeter or beyond. Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/



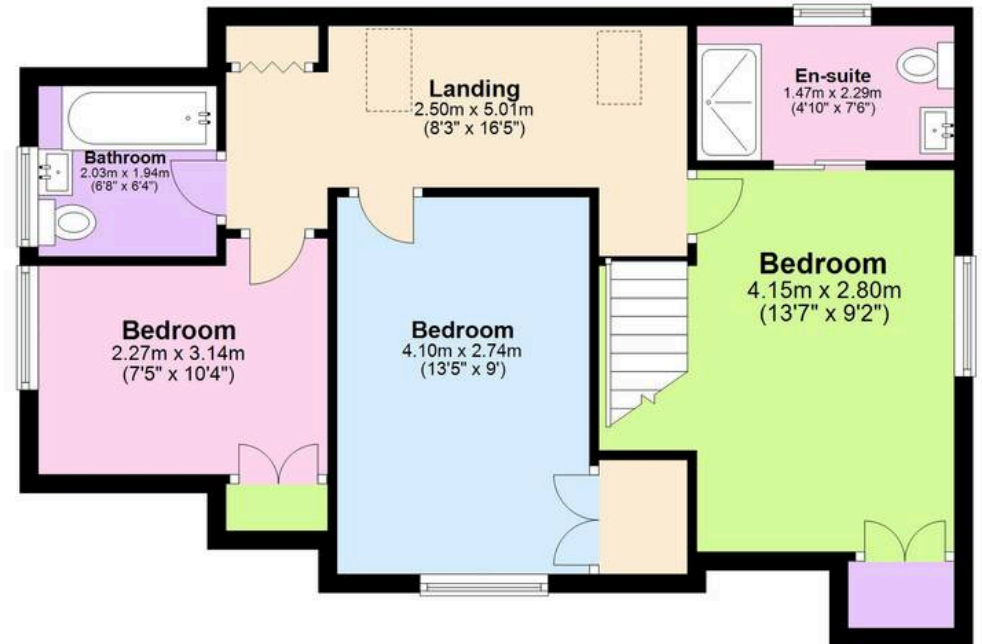
Ground Floor

Approx. 65.9 sq. metres (709.4 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 120.9 sq. metres (1301.3 sq. feet)

Approx
Plan produced using PlanUp.