



12 Sherwell Rise South, Torquay – TQ2 6NF
£210,000

 **ABSOLUTE**
SALES & LETTINGS





12 Sherwell Rise South

Torquay

A mature 3-bed terraced house with bay windowed sitting room, dining room, kitchen, lean to conservatory. Upstairs are 3 bedrooms and a wet room. Front garden, large rear garden, and detached garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A mature three bed terraced house with garage
- Bay windowed sitting room and separate dining room
- Lean to conservatory
- Fitted kitchen with built in appliances
- Three bedrooms
- Wet room/WC
- Gas central heating and uPVC double glazing
- Easy to maintain front garden and good size enclosed rear garden
- Detached single garage
- Ideal first time buyer property with no chain

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The property occupies a popular residential position within the Chelston area of Torquay being within close proximity to local shops, primary schools, both Grammar schools and Torbay Hospital. Torquay town centre and sea front are both within approximately 1 miles distance with its further array of shops, amenities and facilities. The property is offered with vacant possession and would make an ideal first home. An internal inspection is essential to appreciate the accommodation on offer.



Absolute Sales & Lettings

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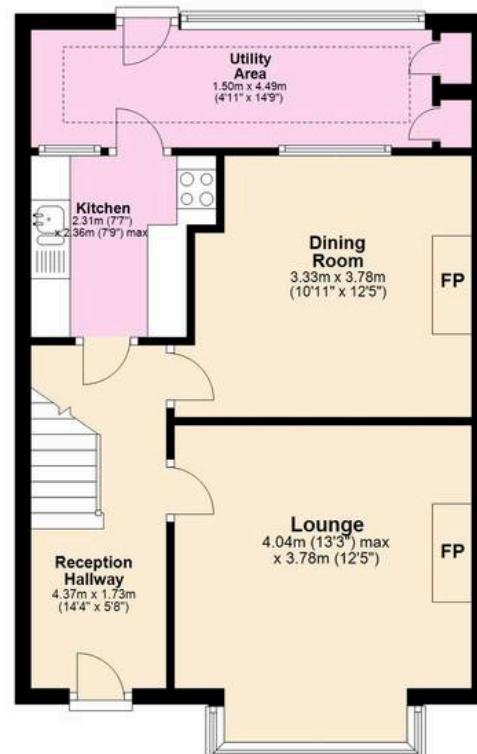
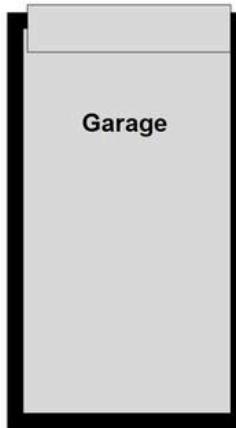
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Ground Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



Total area: approx. 88.1 sq. metres (948.2 sq. feet)

 Approx.
 Plan produced using PlanUp.

First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)

