



30 COURTLAND ROAD, SHIPHAY, TORQUAY, TQ2 6JR

Pincombe's
estate agents



A SEMI-DETACHED 4 BEDROOM HOUSE, BENEFITTING FROM A SOUTH WESTERLY FACING REAR GARDEN, OFF-ROAD PARKING AND A GARAGE

We are delighted to bring to market, this semi-detached house situated in a popular residential area convenient to local shops, primary and secondary schools including the 2 Grammar schools, and Torbay Hospital. The Willows retail park is a short drive away, and there is easy access to the south devon expressway with its road links to Newton Abbot, Exeter, the M5 and beyond. There are also plenty of parks and natural greenspaces to enjoy in the area, including Armada Park, Kitson Park and the 450 acres of woodland, meadows and gardens to explore at Cockington Country Park.

The property comes to market with the benefit of no onward chain, and whilst in need of some updating, would make an ideal family home. The accommodation comprises **GROUND FLOOR:** Hallway, Lounge/Diner opening directly onto the rear garden, Kitchen. **FIRST FLOOR:** 4 Bedrooms and a Bathroom. Outside, to the front there is a garden and adjoining driveway providing off road Parking for several cars, as well as a Garage, and to the rear, south westerly facing gardens comprising of a paved terrace and enclosed lawn.

The Accommodation Comprises:

GROUND FLOOR

COVERED ENTRANCE

UPVC front door with obscure glazed inset and matching side panel into:

RECEPTION HALLWAY 11'8" x 7'3" (3.56m x 2.20m)

Stairs rising to first floor accommodation. Large understairs recess. Radiator.

LOUNGE/DINER 22'4" x 11'5" (6.81m x 3.47m) max A dual aspect room with UPVC window to front enjoying a pleasant outlook over the area, and UPVC sliding doors leading out to the rear garden. 2 x Radiators. Coved ceiling. T.V. aerial point. Stone hearth and matching inset with electric fire and wooden mantel surround.

KITCHEN 14'4" x 7'11" (4.38m x 2.41m) Worktop with inset stainless-steel sink and double drainer with storage cupboards beneath. Drawer unit and wall mounted cupboard. Space for cooker with extractor hood above. Floor mounted Baxi boiler. Radiator. UPVC window to rear, overlooking the garden. UPVC personal door to Garage.

FIRST FLOOR

LANDING UPVC obscure glazed window to front. Hatch to roof space. Built-in cupboard housing the lagged copper cylinder with slatted shelving over.



BEDROOM 1 15' x 8'10" (4.58m x 2.70m) Dual aspect with UPVC double glazed window to front with a pleasant view of the area and UPVC double glazed window to rear. 2 x Radiators.

BEDROOM 2 11'6" x 10'4" (3.50m x 3.14m) UPVC double glazed window to rear, overlooking the garden. Radiator. Fitted wardrobes with hanging and storage space.

BEDROOM 3 10'1" x 8'6" (3.07m x 2.60m) UPVC double glazed window to front enjoying a lovely outlook over the surrounding area. Radiator.

BEDROOM 4 9'3" x 8'3" (2.81m x 2.52m) UPVC double glazed window to rear, overlooking the garden. Radiator.

BATHROOM Panelled bath with tiled surrounds. Pedestal wash basin. Low level W.C. Step upto shower tiled cubicle. Extractor fan. Radiator. Tiled walls. UPVC obscure glazed window.

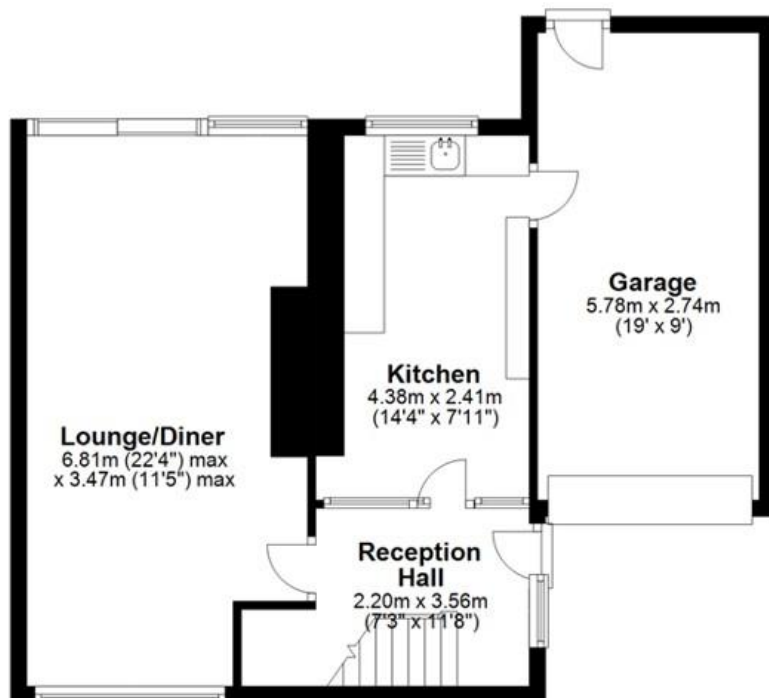
OUTSIDE The property is approached via a driveway providing off road parking for several cars, leading to:

GARAGE Up and over door. Fuses and gas meter. Personal door to Kitchen. Door to rear garden.

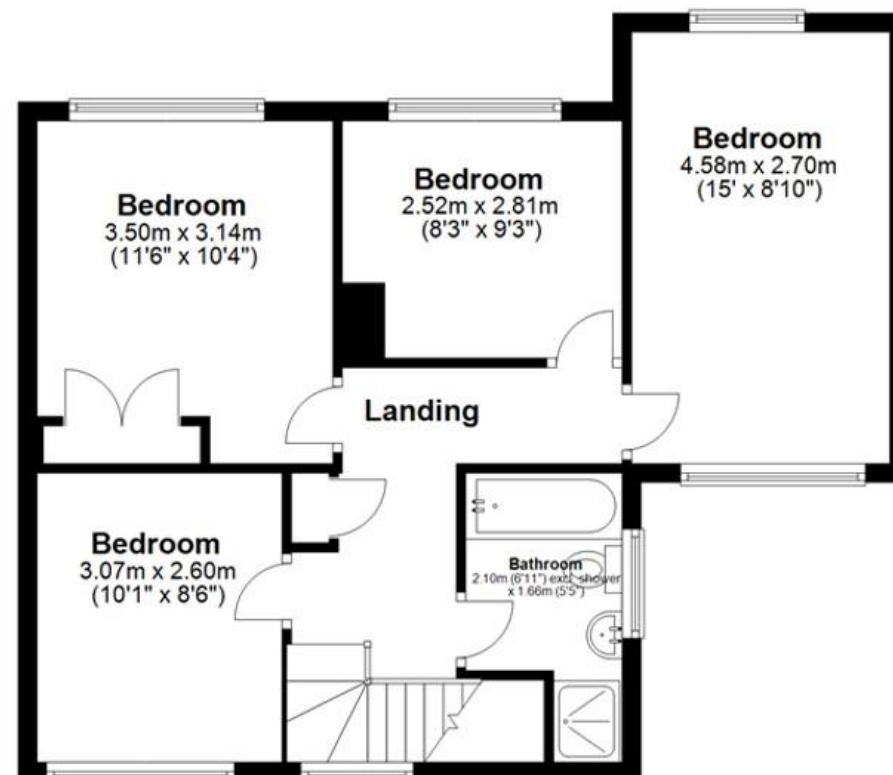
The front garden is laid to lawn with a gravelled border and is enclosed to the front by a stone wall. A gravelled pathway and gate to the side allows access to the rear. The rear garden comprises of a paved terrace bordered by a stone wall, and 3 steps rise to the lawned garden with some established shrubs, enclosed by stone walls and wooden fencing.



Ground Floor



First Floor



ADDITIONAL INFORMATION

Tenure - **Freehold**
Council Tax **Band – C (Torbay Council)**
Mains services – **Gas, Electric and Water**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

w. www.pincombes.co.uk
e. admin@pincombes.co.uk
t. 01803 200067 / 07809 155477

The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.