



70 GLEBELAND WAY, SHIPHAY, TORQUAY, TQ2 7SJ

Pincombe's
estate agents



A TERRACED HOUSE BENEFITTING FROM A CUL-DE-SAC POSITION, CONVENIENT FOR SHOPS, SCHOOLS & TORBAY HOSPITAL

We're pleased to offer for sale a terraced house ideal for first time buyers or investors, situated in the Veille Park area of Shiphay with shops, parks and Torbay hospital all approximately half a mile away. The Willows retail park is also close to hand, home to the larger stores such as Sainsburys, Marks and Spencer, Boots and Next. For travelling and commuting, there is easy access to the Hamelin Way with road links to Paignton and Brixham, and the South Devon highway to Newton abbot, Exeter and the M5.

The property is offered for sale with the benefit of no onward chain and the accommodation comprises: Hallway, Living room with door opening out onto the rear garden, fitted Kitchen, double Bedroom and good size Shower room.

Outside, the property benefits from Parking for one car to the front and an easy to maintain garden, and to the rear there is a level enclosed garden.

VIEWING RECOMMENDED

The Accommodation Comprises:

GROUND FLOOR

UPVC front door with obscure glazed inset into:

HALWAY Fuseboard.

KITCHEN 7'7" x 7'1" (2.33m x 2.18m) Worksurfaces with inset sink, drainer units and range of storage cupboards beneath. Eye-level units and fitted shelving. Part tiled walls. Plumbing and space for washing machine. Space for fridge/freezer. Electric hob and oven beneath. UPVC double glazed window to front.

LIVING ROOM 14'4" x 10'10" (4.38m x 3.32m) UPVC double glazed window to rear overlooking the garden. UPVC door opening out onto the garden. Stairs rising to first floor accommodation. Understairs storage cupboard. Wooden mantel fireplace surround, matching hearth and inset. Wall mounted electric panel heater.

FIRST FLOOR

LANDING Large walk-in storage cupboard housing the hot water system, with shelving above.

DOUBLE BEDROOM 11'x 10'10" (3.36m x 3.31m) UPVC double glazed window to rear with a pleasant outlook towards the top of Barton and fields. Wall mounted electric panel heater. Built-in storage cupboard with hanging rail.



SHOWER ROOM Fully tiled corner cubicle with Triton shower and glazed sliding doors. Pedestal wash basin. Low level W.C. Tiled floor. Extractor fan. Heated towel rail. Inset spotlights. UPVC double glazed sky-light window.

OUTSIDE To the front of the property, there is **PARKING** for one vehicle, with paved pathway leading to the front door. The front garden is mainly laid to decorative chippings with plenty of space for the display of pots and plants. Brick built bin store. The rear garden enjoys a sunny aspect and is enclosed with a paved patio and decorative gravelled borders planted with palm trees, leafy shrubs and plants.



NEARBY PARK ENJOYING VIEWS TOWARDS THE TOP OF BARTON

ADDITIONAL INFORMATION

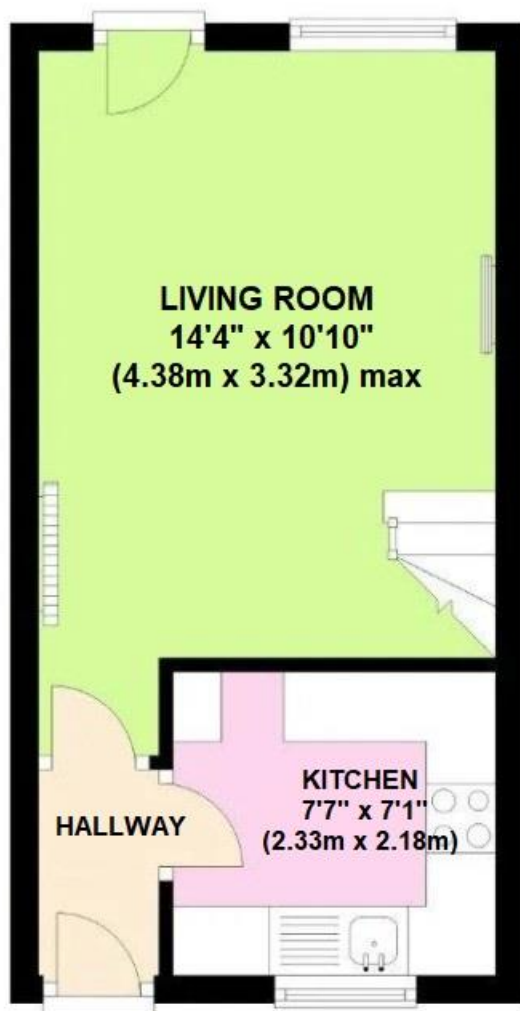
TENURE – Freehold

COUNCIL TAX – Band A, Torbay Council

Please note, a gas supply runs to the property, but is not currently connected

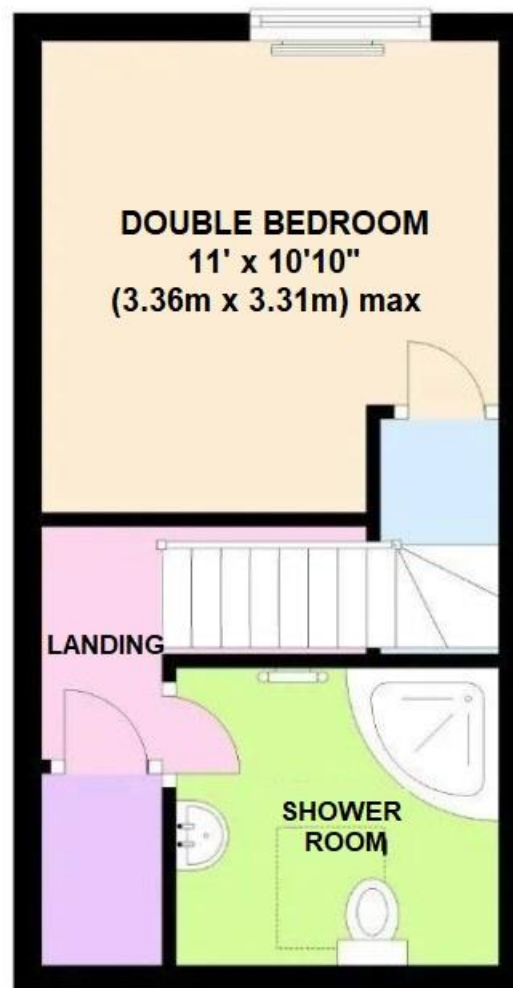
Ground Floor

Approx. 21.8 sq. metres (235.0 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 