



Torrige Avenue, Shiphay, Torquay

Offers In Region Of £289,950

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Gargan & Hart
Estate Agents

Torrige Avenue, Shiphay, Torquay

Being offered for sale with NO ONWARD CHAIN is this spacious three bedroom semi detached family home – an ideal first time buy or investment opportunity! The property is situated in a prime position in the sought after residential area of Shiphay, Torquay and is located within walking distance of the highly regarded Torquay Boys' and Girls' Grammar schools as well as local primary schools, shops and amenities. In addition to being on a local bus route, Torquay town centre, seafront and arterial roads to Newton Abbot, Exeter and Plymouth are also only a short drive away.

The accommodation itself is arranged over two levels and is accessed from the front via a welcoming entrance porch which leads to the reception hall with stairway rising to the first floor and useful storage cupboard under. The ground floor comprises a lounge with walk-in bay window to the front, the dining room overlooks the rear garden with French doors already installed offering the potential to add a lovely raised decking area. The kitchen completes the ground level with wall, base and drawer units, range style cooker, plumbing and space for appliances with door leading out to the side of the property, giving access to the rear and front – this area is currently a great storage space with two sheds, but has massive potential to add a fantastic one or two story extension, subject to the usual planning consents.

To the first floor there are two generous double bedrooms. The master bedroom incorporates a walk-in bay window to the front and fitted wardrobes to one wall; bedroom two also benefits from built-in wardrobes and enjoys a lovely open outlook over the rear garden and Dart Park beyond. Lastly, there is a spacious single bedroom with built-in storage and a family bathroom, complete with bath and shower over, low level WC, and pedestal hand wash basin and storage cupboard.

Outside, to the front of the property, there is a driveway providing off road parking for several vehicles, with lawned garden and pathway leading to the main entrance and door leading to the rear. The rear garden is predominantly laid to lawn with timber decked seating areas and sunken trampoline area.





STAR POINTS

- Semi-Detached Family House
- NO ONWARD CHAIN
- Bay Fronted Lounge
- 3 Bedrooms
- Family Bathroom
- Attractive Rear Garden
- Driveway Parking
- Extension Potential
- Separate Dining Room
- Convenient Location



ADDITIONAL INFORMATION

Tenure - Freehold
Council Tax Band - B
Local Authority - Torbay
EPC - D

VIEWING ARRANGEMENTS

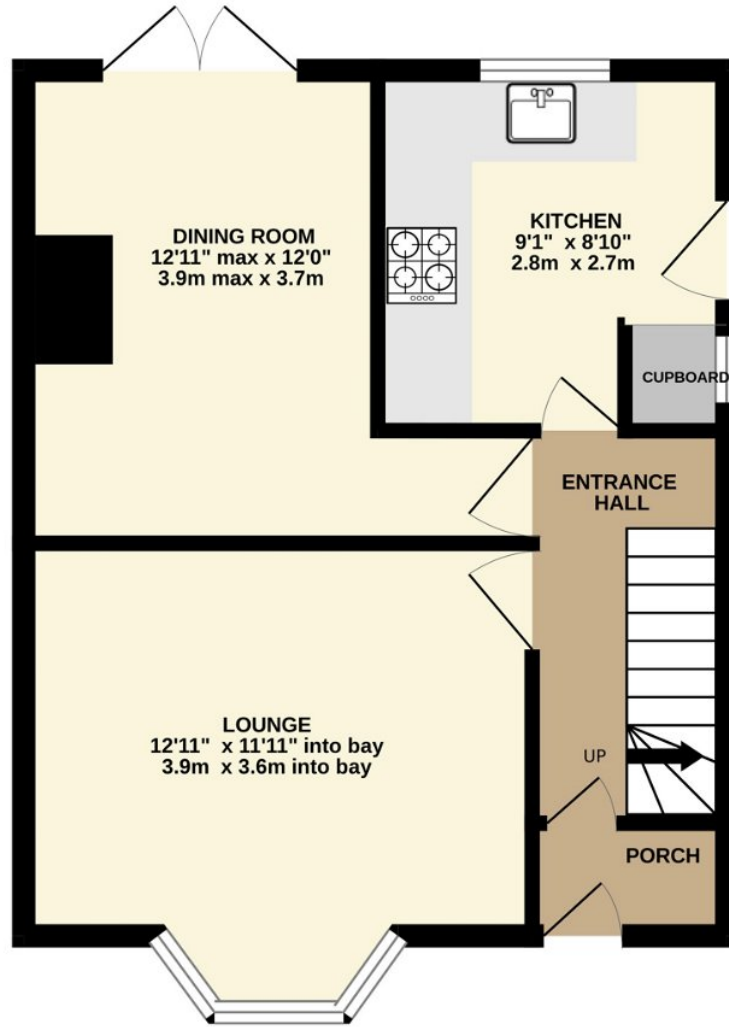
For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

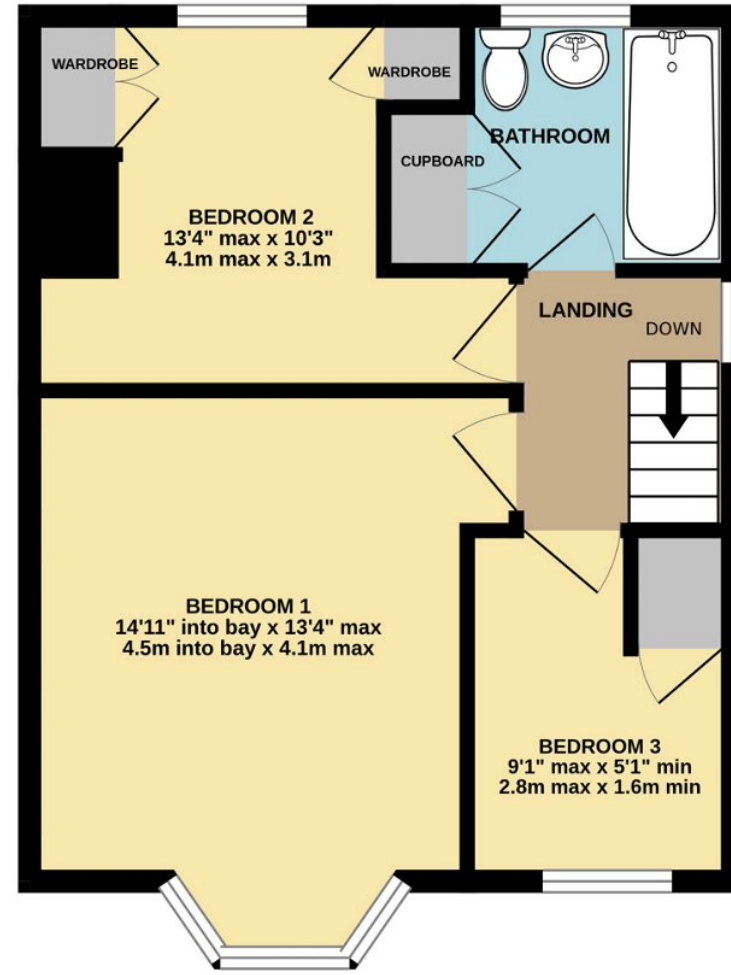
From Newton Road, at the traffic lights, turn into Shiphay Lane and continue across the traffic lights into Shiphay Avenue. At the mini roundabout proceed into Marldon Road and take the second turning on the right into Avon Road, before turning right again into Torridge Avenue. Keep left on Torridge Avenue where the property will be seen a short distance along to the right hand side.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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