



Brooklands Lane, TQ2 6PH

Offers In Region Of £595,000

[www.garganandhart.co.uk](http://www.garganandhart.co.uk)

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**Gargan & Hart**

Estate Agents

## Brooklands Lane, TQ2 6PH

As you enter the ground floor you are greeted with a traditional entrance hall with stairs leading down to the Lower Ground Floor and Stairs up to the First Floor. Doors leading to kitchen, lounge and cloakroom, with WC and wash hand basin. The Lounge is Spacious with dual aspect wooden sash windows and a traditional decorative fireplace. Wooden French doors lead you to a roof terrace with those lovely views across Chelston. The kitchen again is spacious with a range of shaker style wall, base and drawer units with built in wall mounted double oven, ceramic hob with extractor unit over, work tops and tiled splash backs.

The lower ground floor which could be used as a separate annexe offering versatility for multi-generational living. Here you have a hallway with doors leading to the garden and Lounge/Bedroom 4 which is a bright and spacious room with 2 sash windows looking out over the garden. Bedroom 3 is another good-sized bedroom. The utility is again a generous size and could easily be used as a spacious kitchen. Off of the utility (which could be a kitchen) you will also find a decent sized storage space. A shower room finishes of this level, complete with a wash hand basin, low level WC and stand-alone shower.

Upstairs you have the light and airy master bedroom with dual aspect sash windows and bedroom 2 which again is a generous size. A beautiful bathroom with a freestanding bath with side taps, one and half size shower cubicle, wash hand basin set with vanity unit, bidet and low-level WC completes the home. Outside you have a lovely space with a sunny patio ideal for those long summer evenings with family and friends and lawn with flower beds to keep any keen gardener happy. There is also a fantastic detached double garage with power and light as well as space for parking





### STAR POINTS:

- Semi-Detached Family Home
- 3/4 Bedrooms
- 2 Reception Rooms
- Landscaped Gardens
- Stunning Views
- Period Features
- Double Garage
- Spacious Accommodation
- Opportunity for Annex or Home with Income
- Close to Amenities





## ADDITIONAL INFORMATION

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

## DIRECTIONS

What 3 Words: aura.shop.retail  
Sat-Nav TQ1 1JA

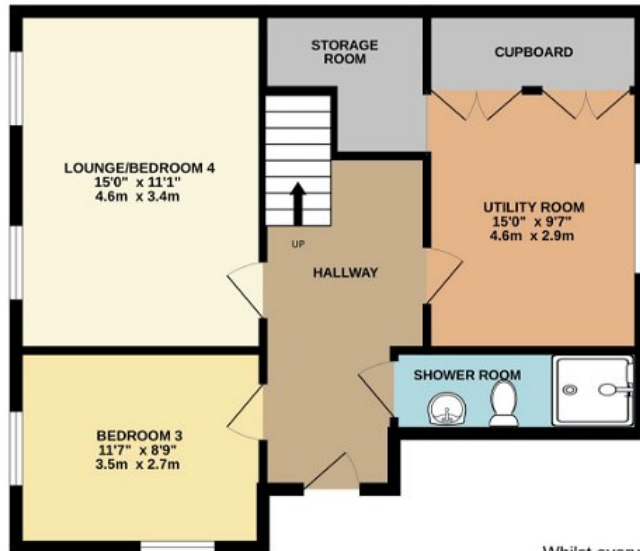
## CONSIDERATIONS

Things to consider about this property:

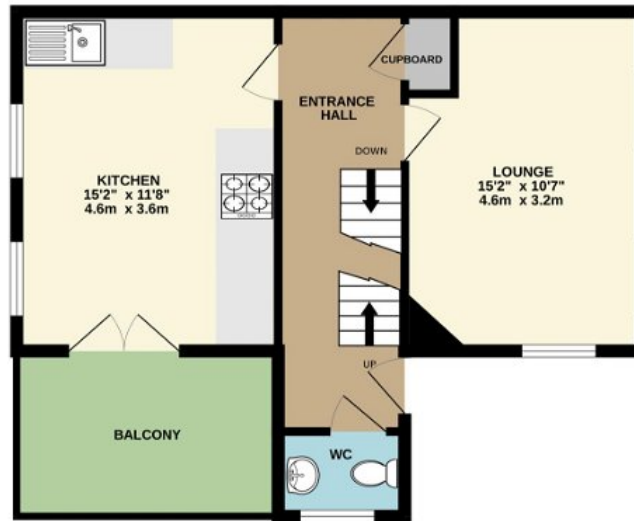
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- There is a water meter at the property.



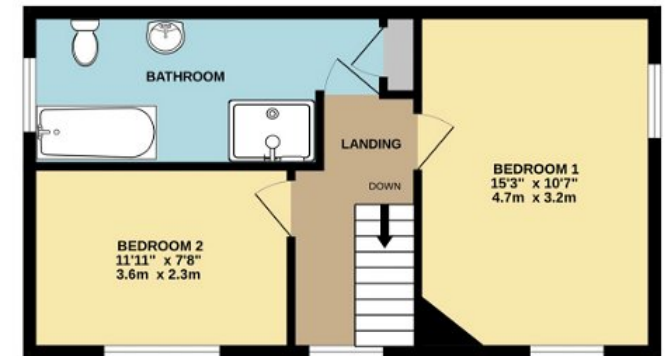
LOWER GROUND FLOOR



GROUND FLOOR



FIRST 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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