



Sherwell Hill, TQ2 6LS

Offers Over £260,000

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01803 897321



**Gargan & Hart**

Estate Agents

## Sherwell Hill, TQ2 6LS

You enter the property to a reception hallway. From here you have a door leading to a spacious light and airy lounge. With walk-in bay window, UPVC double glazing with outlook to the front and feature period fireplace with decorative surround. From here you are led through to the open plan Dining/Kitchen/Breakfast room which is a fabulous living space, ideal for entertaining. The dining room has a door to a spacious understairs store room with shelving, light and power. There is display shelving to chimney recess which is also an attractive feature. Stairs lead to the kitchen. With range of base, wall and drawer cupboards, breakfast bar with cupboards under, inset stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine, integrated dishwasher, space for fridge freezer and gas cooker with stainless steel canopy and extractor unit over. Steps continue up to the back door, leading out to rear garden.

Upstairs, bedrooms 1 and 2 are both spacious doubles, 1 has an outlook to the front and 2 to the rear. Bedroom 3 is a good-sized single with outlook to the rear. Lastly is the bathroom, a modern white suite comprising shower cubicle with shower attachment and plumbed shower unit over panelled bath with mixer tap, low level WC and a pedestal wash basin with mixer tap. There is also a door to an airing cupboard housing gas fired boiler servicing domestic hot water and central heating system.

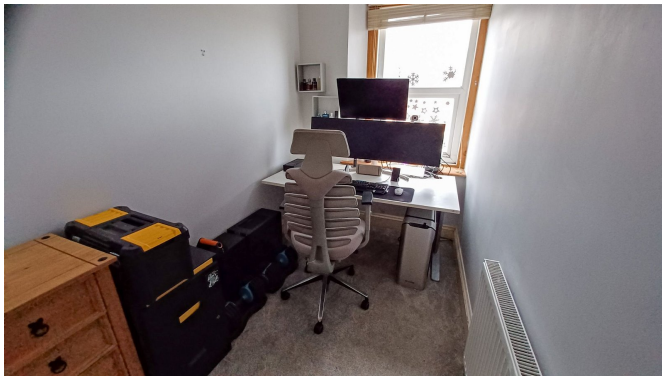
To the front of the property the garden is enclosed by low stone walling and is laid to loose stone with inset flower and shrub beds. Steps lead up to main entrance with outside light. To the rear of the property the attractive garden is partly laid to astro turf. Steps and path lead up to a lawned area with flowers and shrubs to borders. The path continues up to a patio area with outside light and access to block built garden store as well as a rear access gate leading out to the service lane and hardstanding, with outside light, offering off road parking.





## STAR POINTS

- Mid-Terrace Period Home
- Open Plan Diner/ Kitchen/ BreakfastRoom
- Bay Fronted Lounge
- 3 Bedrooms
- Modern Bathroom
- Parking at Rear
- Close to Schools
- Close to Shops
- Double Glazing Throughout
- Extended



## ADDITIONAL INFORMATION

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

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

Sat-nav TQ2 6AF  
What 3 Words: ravens.romantics.wedge

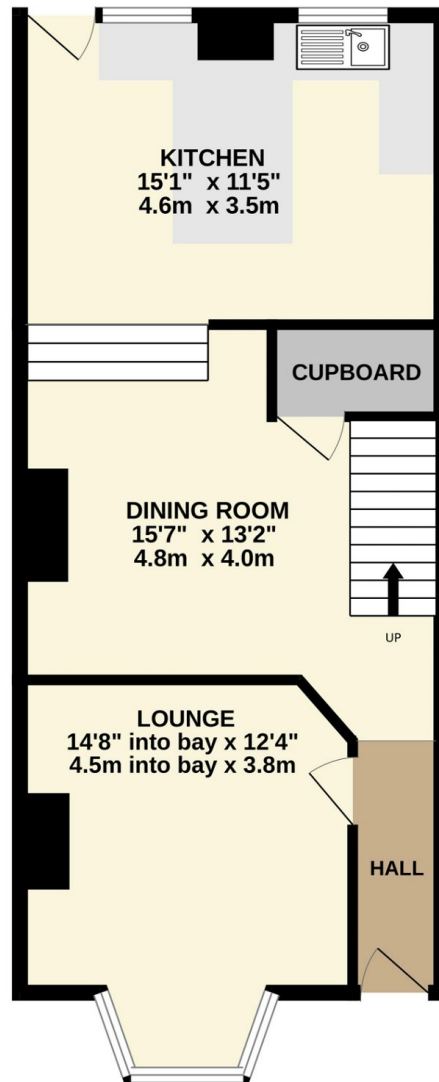
## CONSIDERATIONS

Things to consider about this property:

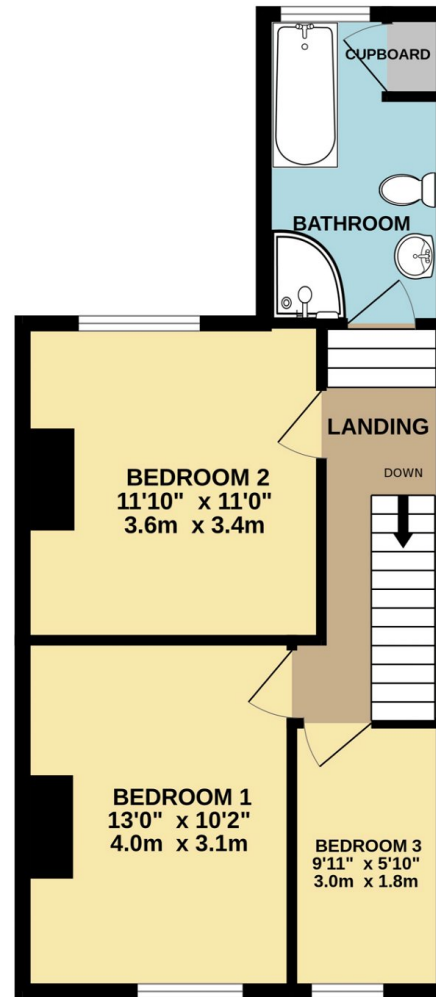
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is a water meter at the property.



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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