



Courtland Road, TQ2 6JU

Guide Price £380,000 - £400,000

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Gargan & Hart
Estate Agents

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As you enter the drive you will find plenty of room for approximately 3 cars and if you have an electric vehicle, there is a charger. Look up and you will see solar panels that will help with the cost of your utility bills and help bring the EPC up to its full potential. A useful porch takes you into a welcoming hallway with doors to a lovely, light and airy open plan lounge/dining room with large windows allowing light to flow through. The dining area has a fitted log burner for those cosy evenings. French doors lead onto your good-sized conservatory with radiator making it a room for all year round with another set of French doors into your garden. An extra reception room to the front of the property would be ideal as bedroom 5 or a work from home office. The newly fitted kitchen has a great range of wall, floor and drawer cupboards, integrated fridge freezer, 5 ring gas hob, eye level electric oven, sink drainer unit and space for a dishwasher and washing machine. There is a door leading you to your garden as well.



Upstairs you have 3 double bedrooms and a very generous sized single. The main bedroom is to the front with a good sized window making it light and airy, as is the 2nd bedroom. The 3rd bedroom is another great size with a good sized double with window overlooking the garden. Bedroom 4 is situated to the front. This property also has the convenience of a shower room with low level W/C, wash hand basin and shower cubicle. There is also a separate bathroom with low level W/C, wash hand basin, panelled bath, and a shower cubicle.

The rear garden is the perfect for families. A lovely, good size with a shed for all those garden bits and pieces, plus another 2 storage containers. A hot tub is also there to relax in. A pathway leads from the patio through some lawned areas to the rear which is complexly decked to take the benefit of those lovely long sunny days.





STAR POINTS

- Semi-Detached Family Home
- Solar Panels
- Open Plan Lounge/Diner
- 4 Bedrooms
- Office/Spare Room
- Conservatory
- Large Garden
- 2 Bathrooms
- Large Kitchen
- Close to amenities





ADDITIONAL INFORMATION

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

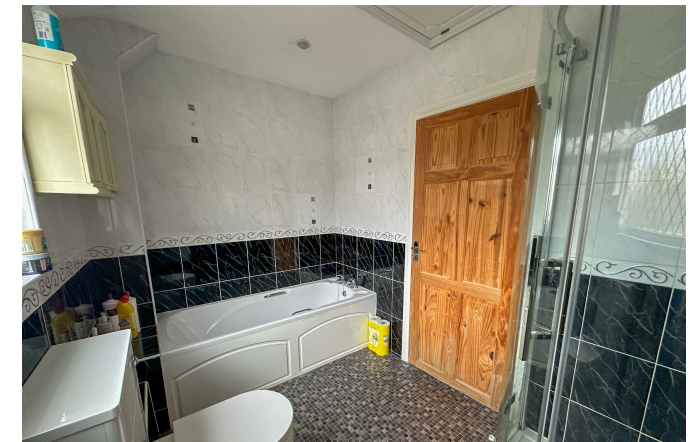
DIRECTIONS

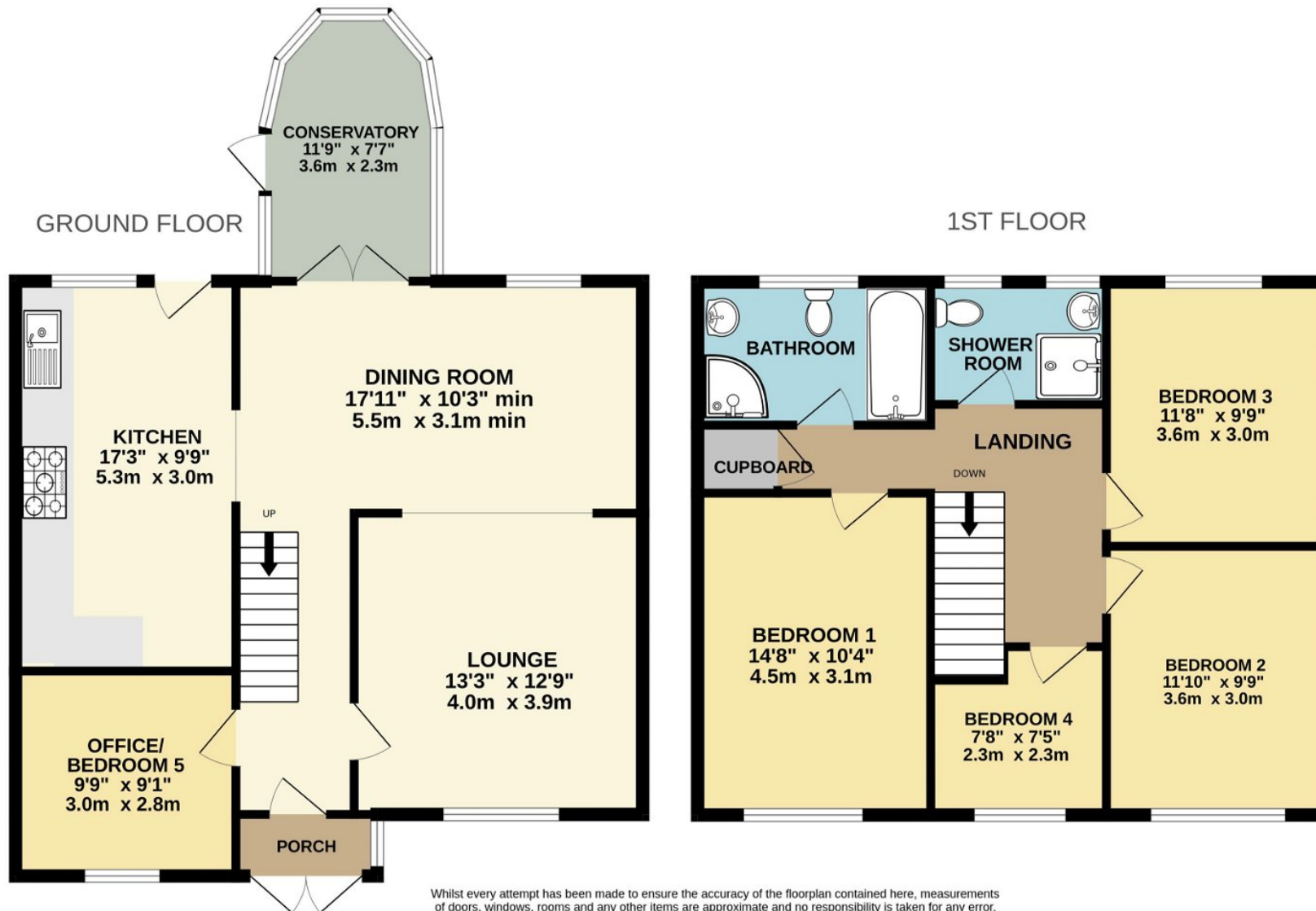
What 3 Words: assess.craftsman.venues
Sat-Nav: TQ2 6JU

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.
- Decking can be slippery when wet.





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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