



Ferndale Road, TQ2 6JT

Guide Price £250,000 - £270,000

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

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**Gargan & Hart**

Estate Agents



## Ferndale Road, TQ2 6JT

As you enter the main entrance you come into the porch, the lounge is a lovely size and is bright and breezy, with a lovely electric flame fuel effect fire, understairs cupboard, large double-glazed window to the front and downlighting. Elegant and modern French doors open onto the dining room, giving the downstairs great a feeling of space and light. The dining room again benefits from plenty of light from the double glazed patio doors that lead out onto the garden. The well-equipped and recently fitted stylish kitchen is fitted with a range of floor, wall and drawer units, stainless steel sink drainer, gas hob, eye level cooker and down lighting.

Upstairs you have a modern and well-equipped family bathroom with panelled jacuzzi bath and shower over, low level W/C, wash hand basin and plenty of shelf storage. A frosted double-glazed window faces the rear. The master bedroom is a nice size double with built in wardrobe and double-glazed window with outlook over the garden, bedroom 2 again has built in wardrobes and double-glazed window with outlook to the front. Bedroom 3 is a good sized single with double glazed window with outlook to the front.

Outside you have a paved garden with a gate to the rear that allows you to take out and bring in anything you do not want to take through the house. The summer house is a great asset and has plumbing for a washing machine and electric. The front garden has path and steps with lawned area. The garage is a good size with lighting and plenty of storage racks.







## STAR POINTS

- Mid-Terrace Family Home
- Cul De Sac Location
- Close to Sought After Schools
- Garage
- Recently Refurbished
- 2 Reception Rooms
- Great Kitchen
- Built In Storage
- Great Bathroom
- Close to Amenities



## ADDITIONAL INFORMATION

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

## DIRECTIONS

What 3 Words: quiz.indicates.commands  
Sat-Nav TQ2 6JT

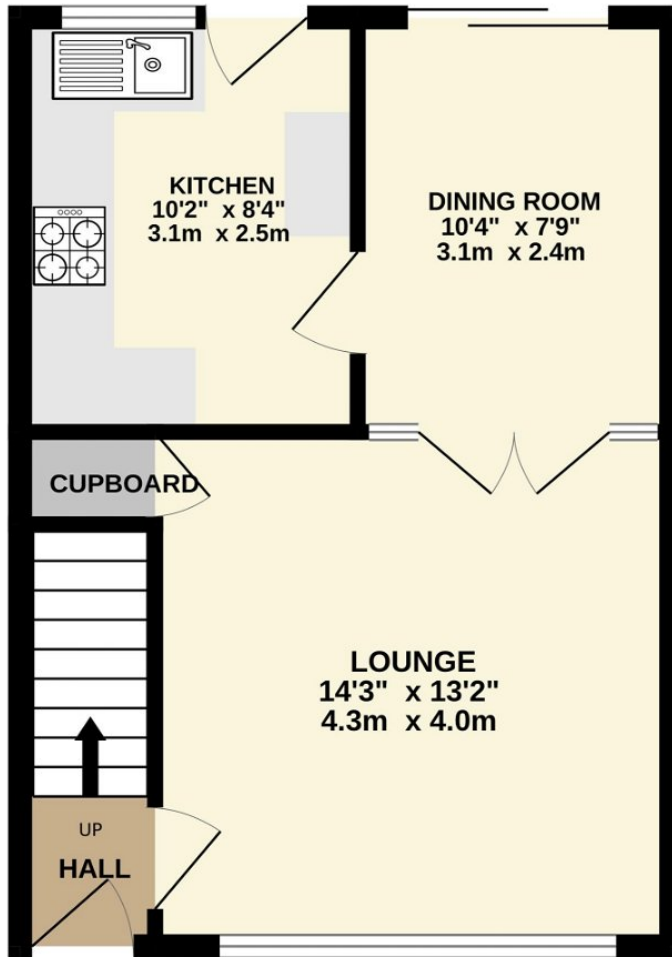
## CONSIDERATIONS

Things to consider about this property:

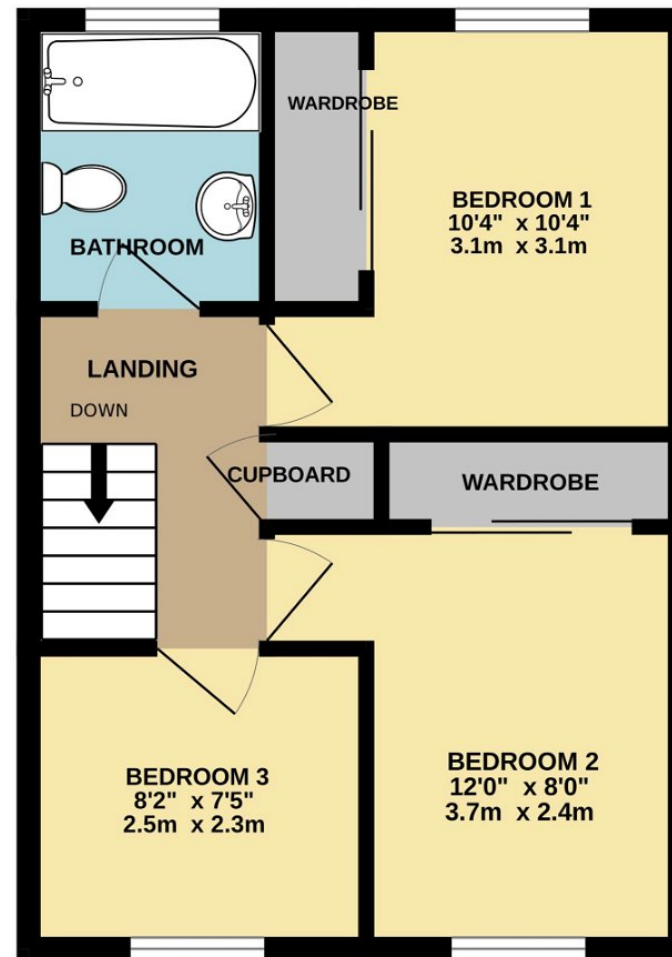
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is a water meter at the property



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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