



Burridge Road, TQ2 6NA

Offers Over £300,000

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**Gargan & Hart**

Estate Agents

## Burridge Road, TQ2 6NA

This spacious semi-detached family home occupies a good-sized corner plot within the popular and sought after suburb of Chelston, Torquay and enjoys lovely far reaching views over the surrounding area. The property itself is ideally placed within walking distance of local parks and shops/amenities on both nearby Old Mill Road and Walnut Road. A doctor's surgery and pharmacy are within easy access, as well as Cockington Primary School, Acorn's Pre-School and the highly regarded Torquay Boys' and Girls' Grammar Schools. Arterial roads to Newton Abbot, Exeter and Plymouth are only a short drive away, as is Torquay's mainline train station and seafront promenade, with its array of shops, restaurants and theatre, making this the ideal location for a family home.

The property is accessed from the front, via a path to an open fronted entrance porch and main entrance door opening to the hallway with stairway rising to the first floor and useful open storage under. The lounge is a good size with walk-in bay window. The open plan kitchen dining area is a lovely bright and breezy area with French doors to the rear and cupboard with plumbing for a washing machine. The kitchen area has a range of wall, base and drawer units, stainless steel sink drainer unit, 4 ring gas hob and electric oven.

To the first floor level there is the spacious master bedroom has a walk-in bay window. Bedroom 2, another spacious double bedroom, and bedroom 3 is a good-sized room, full of natural light courtesy of its front facing window and side facing walk-in boxed bay. Lastly is a contemporary family bathroom complete with a low level WC, corner shower and pedestal wash hand basin with built in cabinets underneath.

Outside, the garden has been attractively landscaped and is laid to lawn with blossom trees. There is a further enclosed paved patio with decked area to the side, which leads from the dining area. Here there are two outbuildings, one a useful storage cupboard the other an outside w/c. This patio is perfect for al fresco entertaining. A timber gate leads to the parking area which is big enough for two cars.





## Key features

- Semi-Detached Family Home
- Popular Location
- Corner Plot
- 3 Bedrooms
- Modern Family Bathroom
- Close to Amenities
- Close to Popular Schools
- Off Road Parking
- Attractive Gardens
- Great Condition





## ADDITIONAL INFORMATION

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

## DIRECTIONS

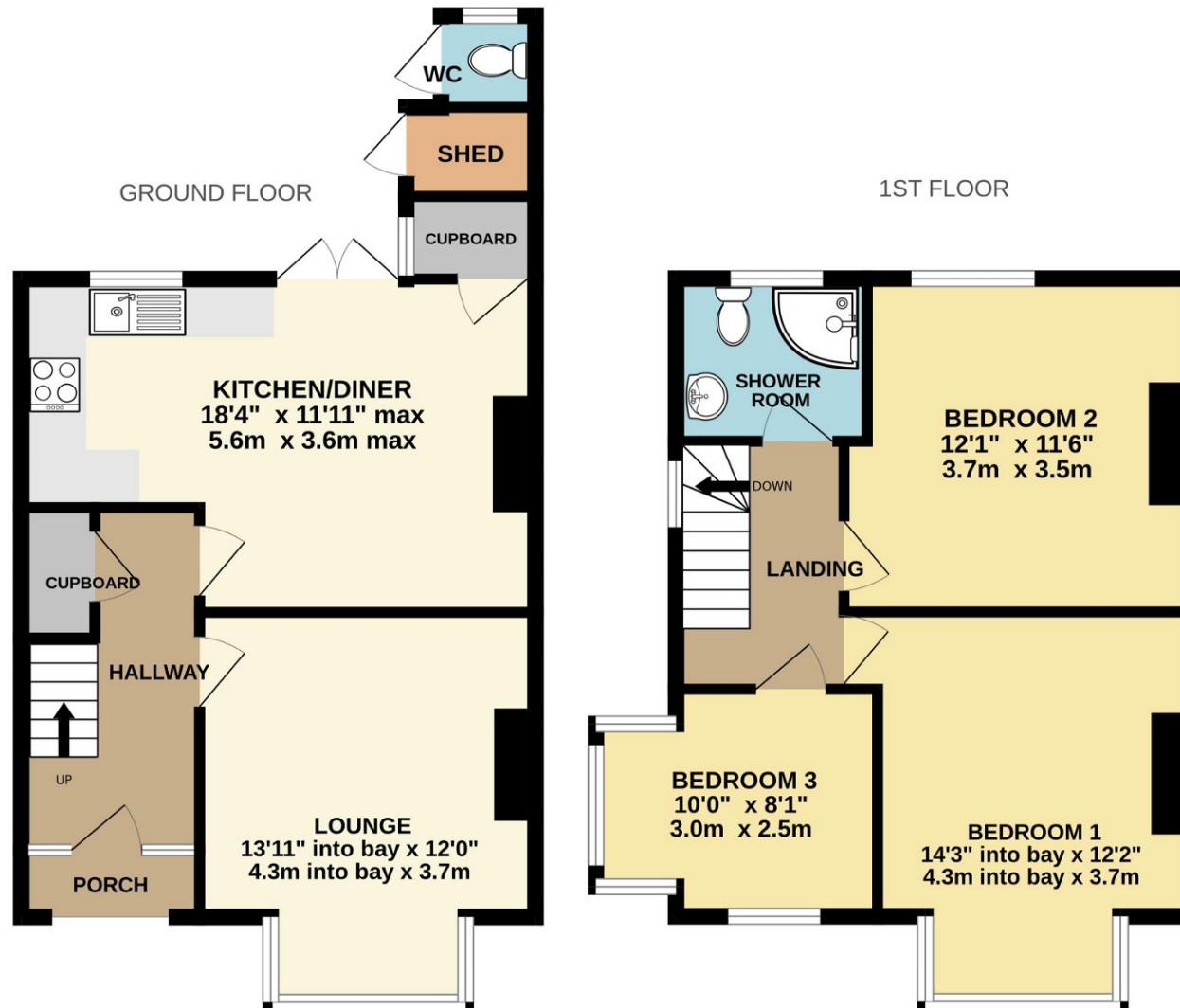
What 3 Words: shook.flops.schools  
Sat-Nav: TQ2 6NA

## 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.





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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