



Sherwell Valley Road, TQ2 6EP

Guide Price £280,000 - £300,000

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Gargan & Hart

Estate Agents

Sherwell Valley Road, TQ2 6EP

This fabulous three bedroom semi-detached home is being offered for sale with NO ONWARD CHAIN and is conveniently situated within the popular suburb of Chelston, Torquay. The property is ideally placed within walking distance of parks and shops/amenities on both Sherwell Valley Road and Hawkins Avenue. A doctor's surgery and pharmacy are within easy access, as well as Sherwell Valley Primary School and the highly regarded Torquay Boys' and Girls' Grammar Schools. Torquay's mainline train station and seafront promenade, with its array of shops, restaurants and theatre, are also within easy reach. Making this the ideal location for a growing family.

As you approach the property, there is driveway parking to the front and side providing ample parking for multiple vehicles, as well as a garage towards the back of the property. Upon entering the property, you are welcomed into a generously sized entrance hall. The lounge, with its walk-in bay window, is a lovely bright and breezy room. The kitchen/diner is an ideal entertaining. The kitchen area comes complete with a range of wall, base and drawer units, under counter space for a fridge and dishwasher, as well as space for a cooker. Just outside, in the rear garden, is a separate utility room.

On the first floor, you will find two generous double bedrooms with the main bedroom having a large bay fronted window, providing plenty of space and natural light. There is also a good-sized single, ideal for use as a child's room, guest room or home office. The family bathroom has been tastefully designed and features a corner shower, a low-level WC and wash hand basin with a fountain-style tap.

To the rear of the property, there is a good size enclosed tiered garden, offering a number of different sections including a gravelled area, a patio area suitable for garden furniture, and two grass tiers. This outdoor space is perfect for enjoying the sunshine, garden dining and entertaining guests.





STAR POINTS

- 3 Bedroom Semi-Detached Home
- Garage
- Driveway Parking for Multiple Cars
- Large Tiered Garden
- Bay Fronted Lounge & Main Bedroom
- Separate Utility
- Convenient Access to both Primary and Secondary Schools
- Walking Distance to Cockington Village
- Viewing Highly Recommended
- Close to Amenities





ADDITIONAL INFORMATION

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

DIRECTIONS

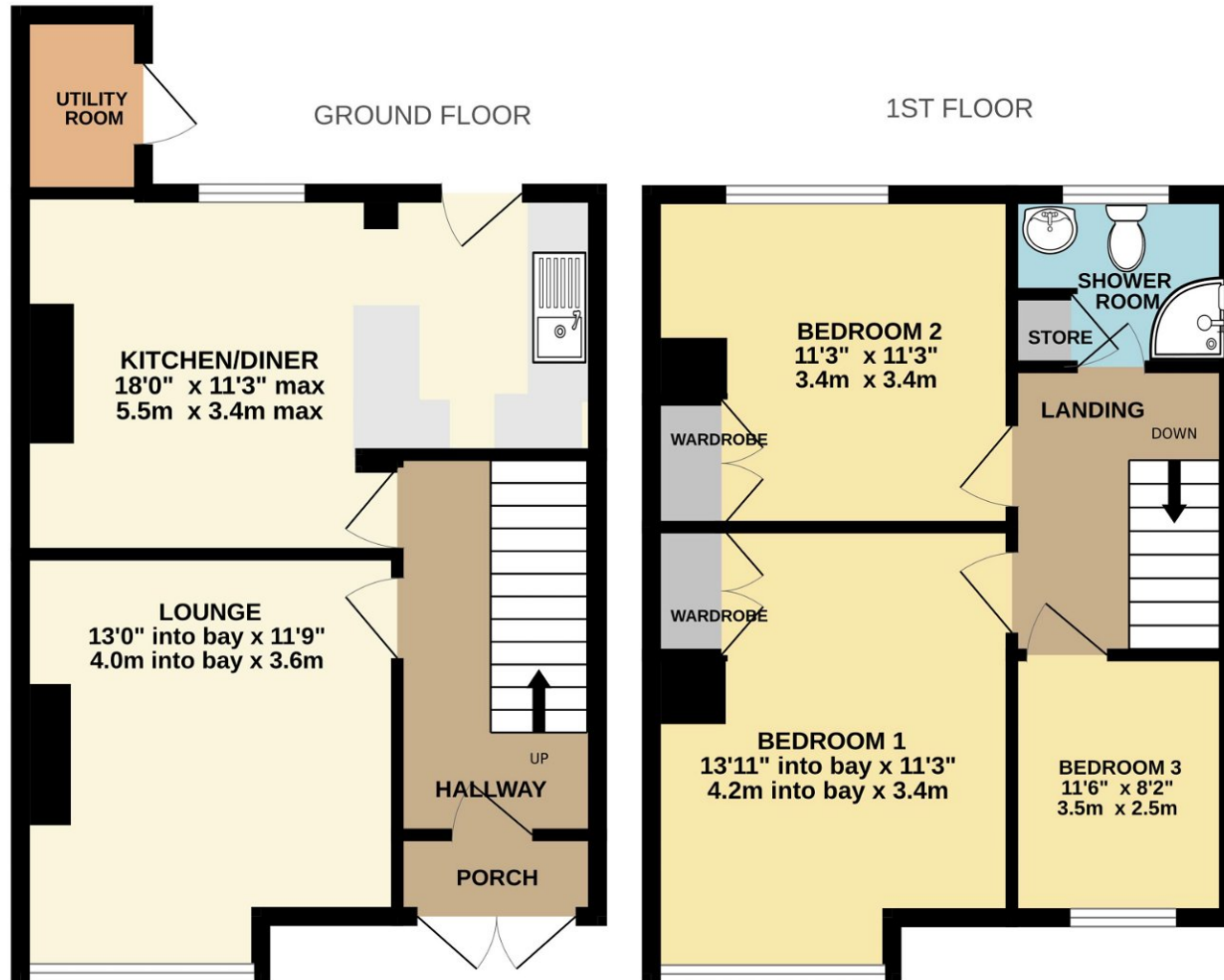
Sat-nav: TQ2 6EP
What 3 Words: gazes.struggle.roofs

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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