



2 Cornacre Close

Guide Price £250,000 - £270,000

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

01803 897321



**Gargan & Hart**  
Estate Agents



## 2 Cornacre Close

As you enter the front door you come into a welcoming hallway with stairs to upper floors and door to the office/ study room or guest room with an ensuite cloakroom. An ideal work from home space with door to the garage with power and light and up and over door to the front. On the first floor you have a lovely bright and breezy lounge with large UPVC double glazed window with outlook to the front. The kitchen again is a lovely bright room with UPVC double glazed picture windows and adjoining UPVC double glazed door to one wall, leading out to the rear garden. There is a range of recently fitted fitments, comprising of wall, base and drawer units, hard wood worktops, ceramic butler sink, plumbing for automatic washing machine and dishwasher, space for fridge freezer and tumble dryer, and inset stainless steel four ring gas hob with built-in gas oven under and extractor unit over.

On the first floor you have 3 good sized bedrooms. The master bedroom is a spacious and light double bedroom with UPVC double glazed picture window and built-in wardrobes. Bedroom 2 is another spacious double bedroom with UPVC double glazed picture window to one wall, an attractive outlook over rear garden and fitted wardrobes. Bedroom 3 is a good sized single with UPVC double glazed picture window. a lovely family shower room with a double shower, glass curtain, raised stepped entrance, featured tiles, wash hand basin and low level wc. The front garden is arranged over two raised brick flower beds, laid to loose slate chippings, and a driveway for parking. To the rear, the garden enjoys a South West facing aspect and has been attractively landscaped and tiered to a lovely large paved patio area with raised flower bed to border. Steps lead up to a further garden area, laid to timber decking and astroturf, before continuing up to an additional astroturf area with well stocked raised flower beds.







## STAR POINTS

- Mid-Terrace Home
- 3 good Sized Bedrooms
- Spare Room
- Plenty of Storage
- Garage & Driveway
- Lovely Garden
- Popular Location
- Spacious Lounge
- Kitchen/Diner
- Bright & Airy









## ADDITIONAL INFORMATION

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

## VIEWING ARRANGEMENTS

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

## DIRECTIONS

Sat-nav TQ2 6JY  
What 3 Words: stars.presenter.registry

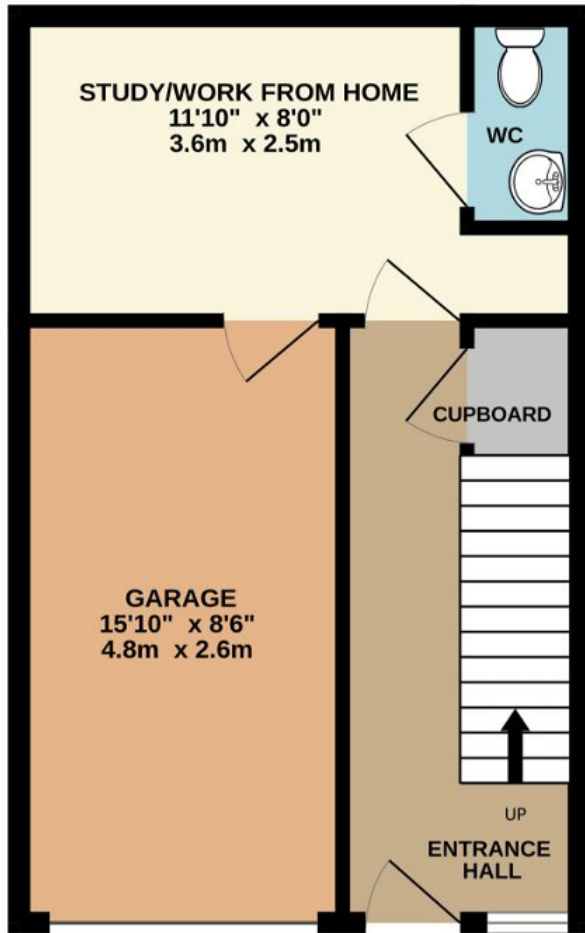
## CONSIDERATIONS

Things to consider about this property:

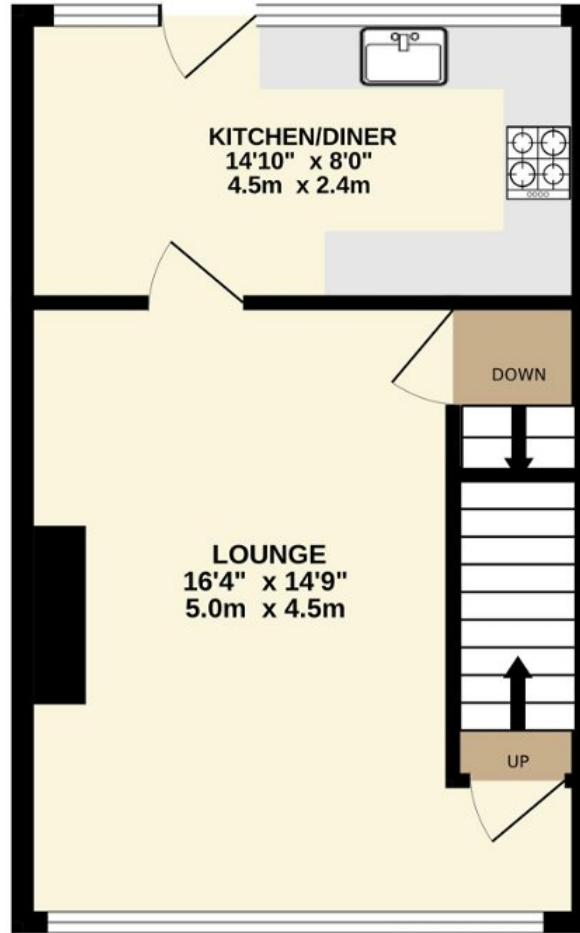
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- There is a water meter at the property.



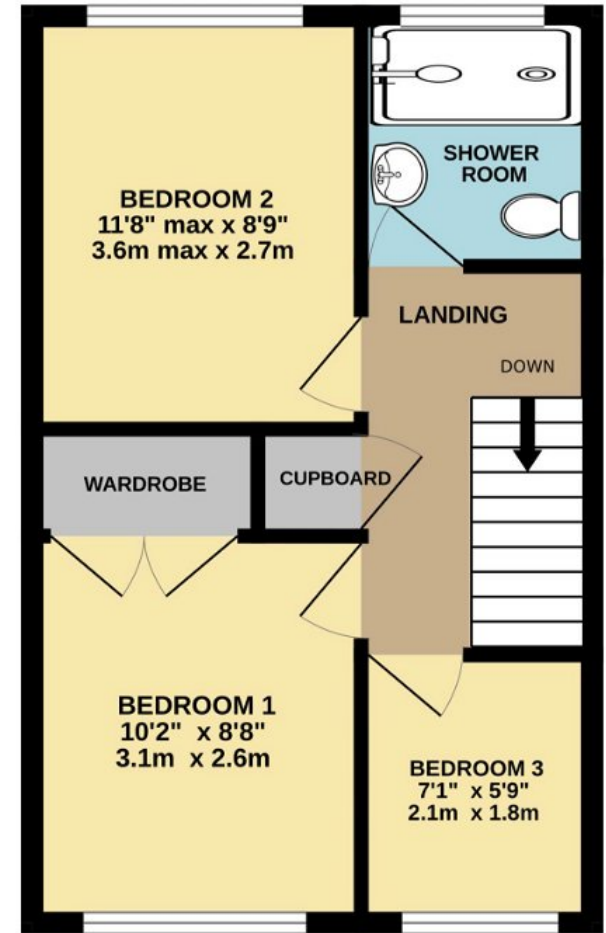
GROUND FLOOR



1ST FLOOR



2ND 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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