



Fowey Avenue, TQ2 7RZ

Offers In Region Of £350,000

www.garganandhart.co.uk

01803 897321



Gargan & Hart
Estate Agents

Fowey Avenue, TQ2 7RZ

Enter the main house through the front door you come into the hallway a door gives access to the downstairs cloakroom with low level W/C and wash hand basin. The kitchen is well equipped with a range of fitted base, wall and drawer units, sink drainer unit with mixer taps, space for cooker, plumbing and space for washing machine, and space for a fridge/freezer. The lounge/diner is a lovely size with a large understairs cupboard and door leading to decking area and rear garden. On the first level you have three bedrooms and the family bathroom. The master bedroom is a nice size double and bedroom 2 is another good size. Bedroom 3 is a good-sized single with a door to the annex. The family bathroom is well equipped with panelled corner shower, low level W/C, wash hand basin and cupboard housing the hot water cylinder.

The annexe is superbly presented with its own entrance. Ideal for a teenager, relative or as a rental investment. As you enter you come into the open plan kitchen living area. The kitchen comes with a range of wall, base and drawer units and colour co-ordinated wall tiles, stainless steel sink unit with mixer taps, integral fridge, Diplomat stainless steel gas hob and fan oven with extractor hood. The lounge area is bright and breezy and a nice size with French Doors leading to rear garden and decking area. Stairs lead you to the bedroom with UPVC double glazed window to rear with open views. The bathroom is a good size and comes with panelled bath, separate shower enclosure with Mira electric shower, Low flush W.C. suite and a pedestal wash hand basin

Outside, To the front, there are steps, with handrail, leading to front entrance with path leading to a side gate and entrance to Annexe and rear garden. The garage is in block. To the rear is an attractive, well-presented garden with good sized decking area. Ideal for outside dining and entertaining, with steps leading down to a private enclosed garden area mainly laid to lawn with well-established shrubs and borders.





STAR POINTS

- 3 Bedroom House
- 1 Bedroom Annexe
- Spacious Garden
- Open Plan Living
- Investment or Multi-Generational Living Opportunity
- Double Glazing
- Close to Hospital
- Garage
- Close to Schools
- 3 Double Bedrooms & 1 Single



ADDITIONAL INFORMATION

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

VIEWING ARRANGEMENTS

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

DIRECTIONS

What 3 Words: enthused.glosses.special
Sat-Nav: TQ2 7RZ

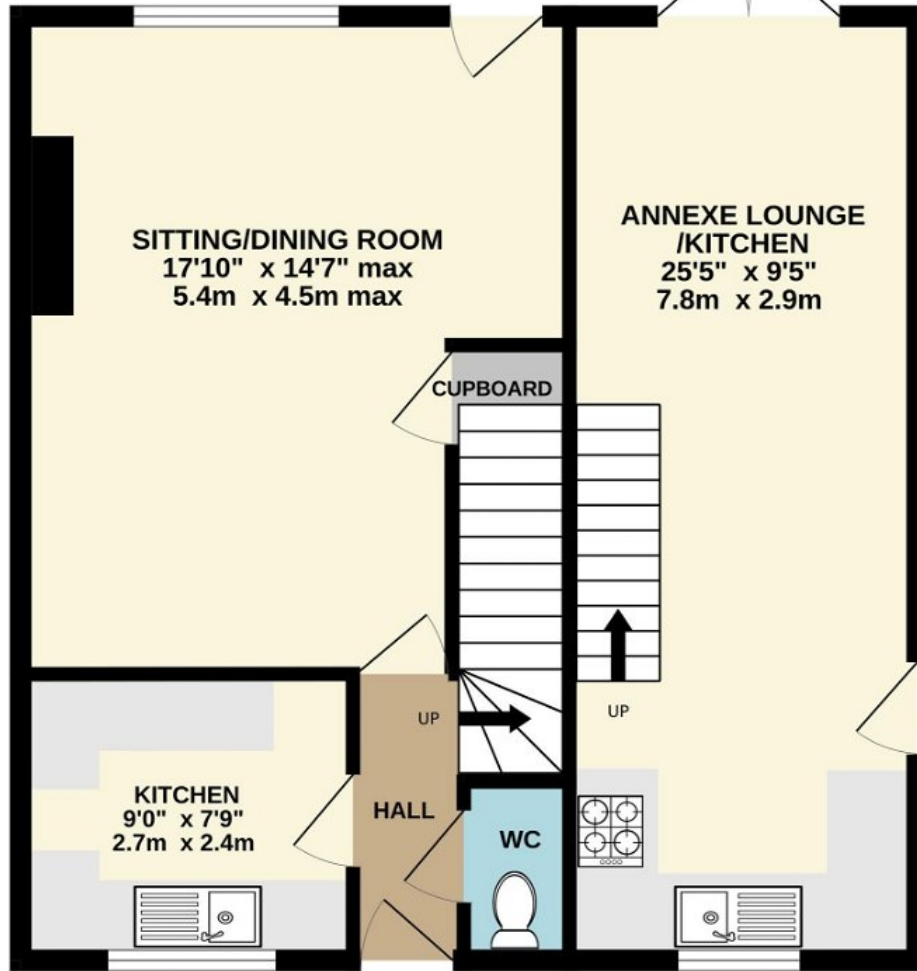
CONSIDERATIONS

Things to consider about this property:

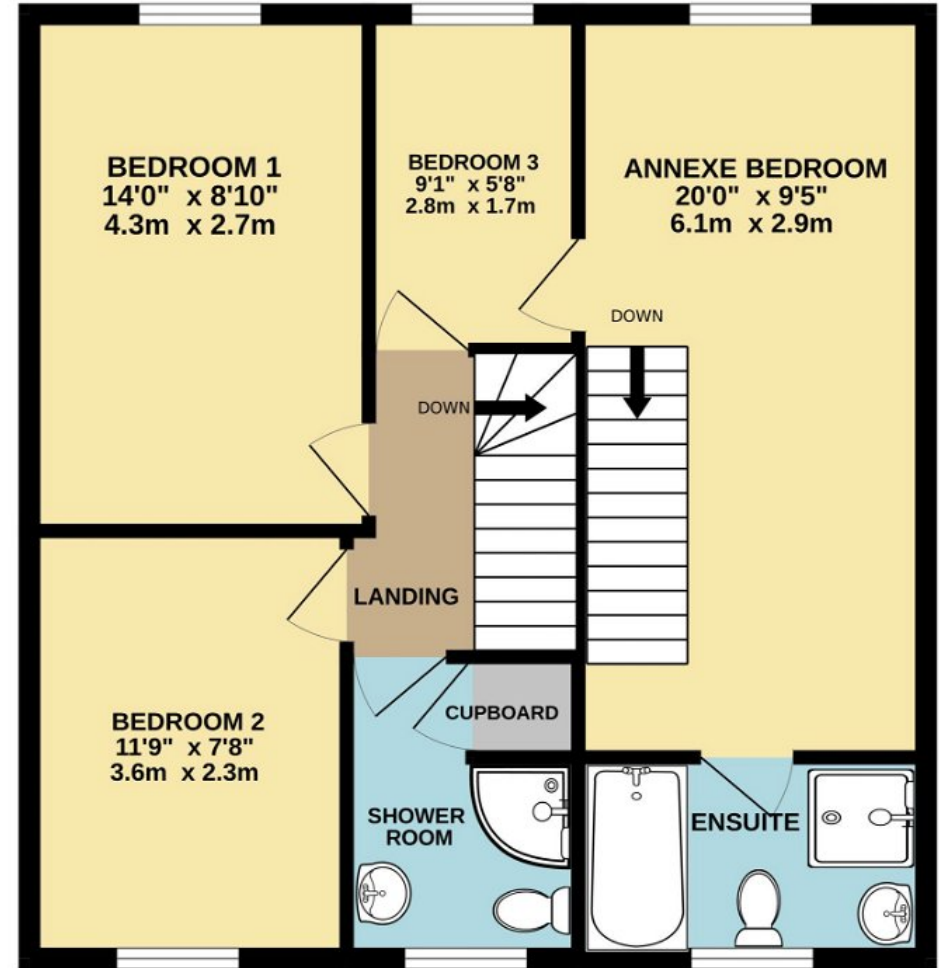
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- There is a water meter at the property.



GROUND FLOOR



1ST FLOOR



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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