



Courtland Road, TQ2 6JU

Offers In Region Of £300,000

www.garganandhart.co.uk

01803 897321



Gargan & Hart
Estate Agents

Courtland Road, TQ2 6JU

This property is well presented and has been looked after and improved by the current owner. Upon entry through the front door, you are greeted by a well-presented interior. The spacious lounge is bright and breezy. The kitchen diner is a great family space and is situated at the rear of the property with large double-glazed windows overlooking the garden and allowing the light to flood in. The modern fitted kitchen offers ample storage space with plenty of floor, wall and drawer units, electric hob and gas oven, sink drainer with mixer tap and a large breakfast bar. A great place for those family dinners and to have friend's round. A downstairs cloakroom/WC adds further practicality to the living space, catering to the needs of modern living. The covered walkway gives you access to the downstairs cloakroom, a storage cupboard as well as access to the garage that has power, light and an up and over door.



On the 1st floor you have 3 bedrooms and the family bathroom. The 1st bedroom is a good size double with double glazed window to the front, bedroom 2 is another good size with double glazed window to the rear and bedroom 3 is a good sized single, with a built in bed and double-glazed window to the front. The family bathroom has a low level W/C, wash hand basin, panelled bath with shower over and 2 double glazed windows with outlook to the rear.

The generous front garden is laid to lawn with a bricked boundary, you will also see the good sized drive. The rear garden is a great place to entertain and is low maintenance. A generous patio and paved area, storage shed and outside tap. It is a blank canvas for anyone to do what they want with it or leave as it and enjoy.





STAR POINTS

- Lovely Semi-Detached Home
- NO ONWARD CHAIN
- Sought After Location
- Close to Amenities
- Three Bedrooms
- Close to Sought After Schools
- Off Road Parking & Single Garage
- Open Plan Kitchen/Dining Area
- Good Size Front Garden
- Close to Torbay Hospital



ADDITIONAL INFORMATION

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

VIEWING ARRANGEMENTS

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

DIRECTIONS

What 3 Words: lazy.driven.schooling
Sat-Nav: TQ2 6JU

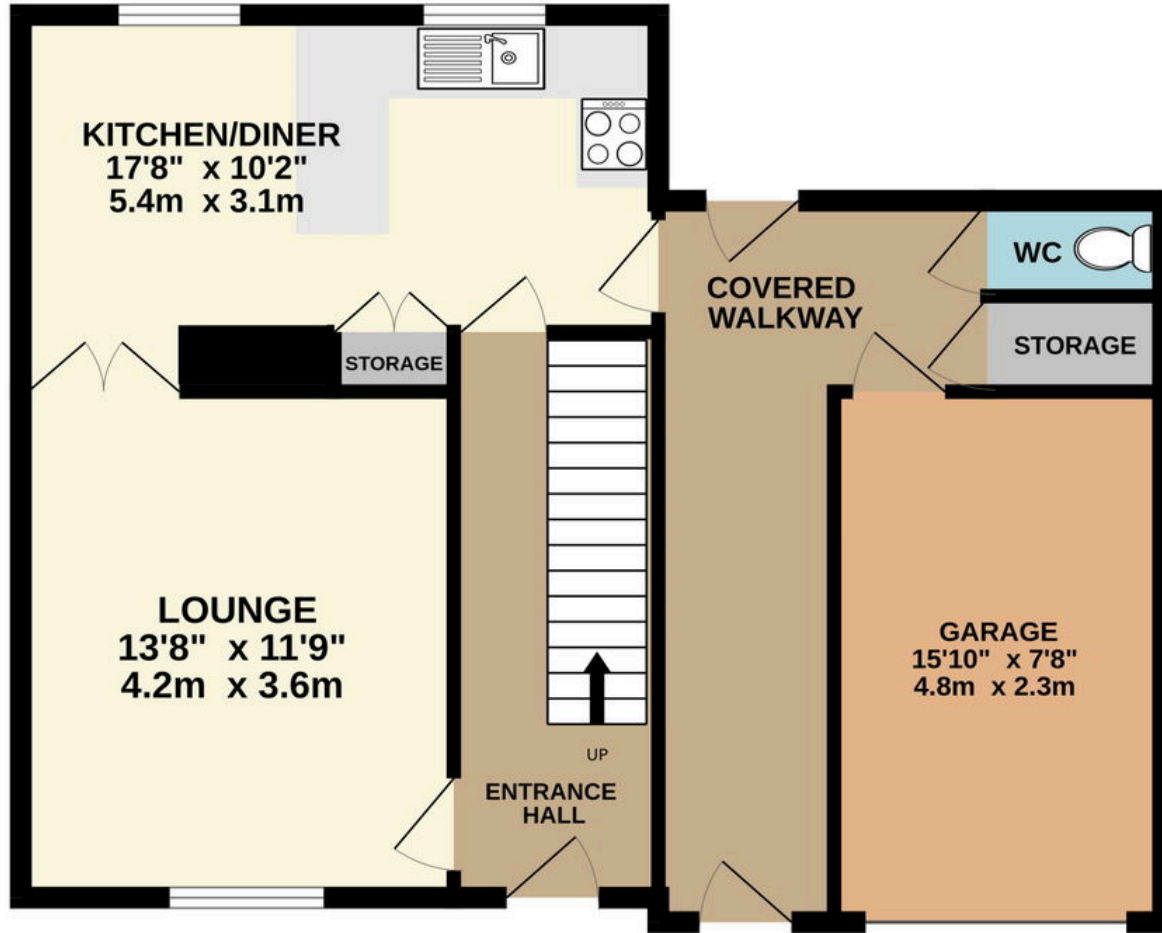
CONSIDERATIONS

Things to consider about this property:

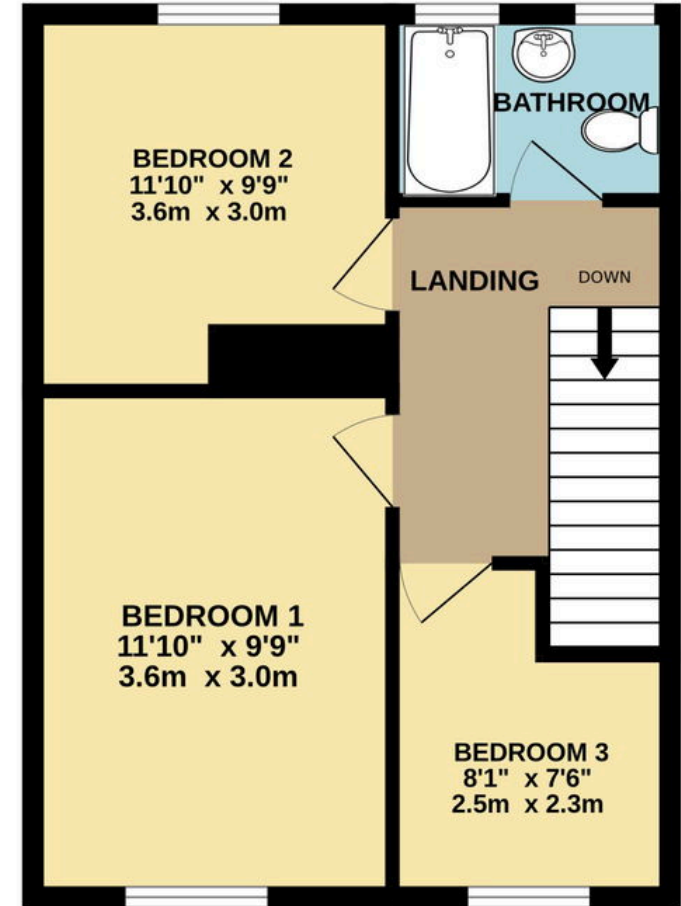
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is a water meter at the property.



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.
 Made with Metropix ©2024

