



Sherwell Valley Road, TQ2 6EJ

Guide Price £240,000 - £250,000

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Gargan & Hart

Estate Agents

Sherwell Valley Road, TQ2 6EJ

This fabulous three-bedroom terraced home is being offered for sale and is conveniently situated within the popular suburb of Chelston, Torquay. The property has gone through some refurbishment including all walls skimmed and re-plastered, new internal doors, ceilings skimmed and renewed, and the front rendered in EWI system. The property is ideally placed within walking distance of parks and shops/amenities on both Sherwell Valley Road and Old Mill Road. A doctor's surgery and pharmacy are within easy reach, as well as Sherwell Valley, Queensway and Cockington Primary Schools 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.

Upon entering the property, you are welcomed into a generously sized entrance hall. The first door leads to the lounge, with its walk-in bay window, makes this a lovely bright and breezy room. The kitchen area has attractive wood laminate flooring and comes complete with a stylish gloss white range of wall, base and drawer units with lights to the bottom, built in 4 ring counter top gas hob, eye level fitted electric oven and a stainless steel sink drainer unit with mixer tap. There is a separate utility room with plumbing for a washing machine and a dishwasher.

On the first floor, you will find two generous double bedrooms with the master 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 with a low-level WC, wash hand basin and panelled bath with shower over. To the rear of the property, there is a good size enclosed tiered garden, including a patio area suitable for garden furniture, and an area ready for seeding or cultivating. This outdoor space is perfect for enjoying the sunshine, garden dining and entertaining guests.





STAR POINTS

- Terraced Home
- Recently Refurbished
- Sort-After Location
- 3 Bedrooms
- Bay Windows
- Separate Utility
- Modern Kitchen
- Close to Amenities
- Close to Schools
- Tiered Garden



ADDITIONAL INFORMATION

Tenure - Freehold
Council Tax Band - B
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

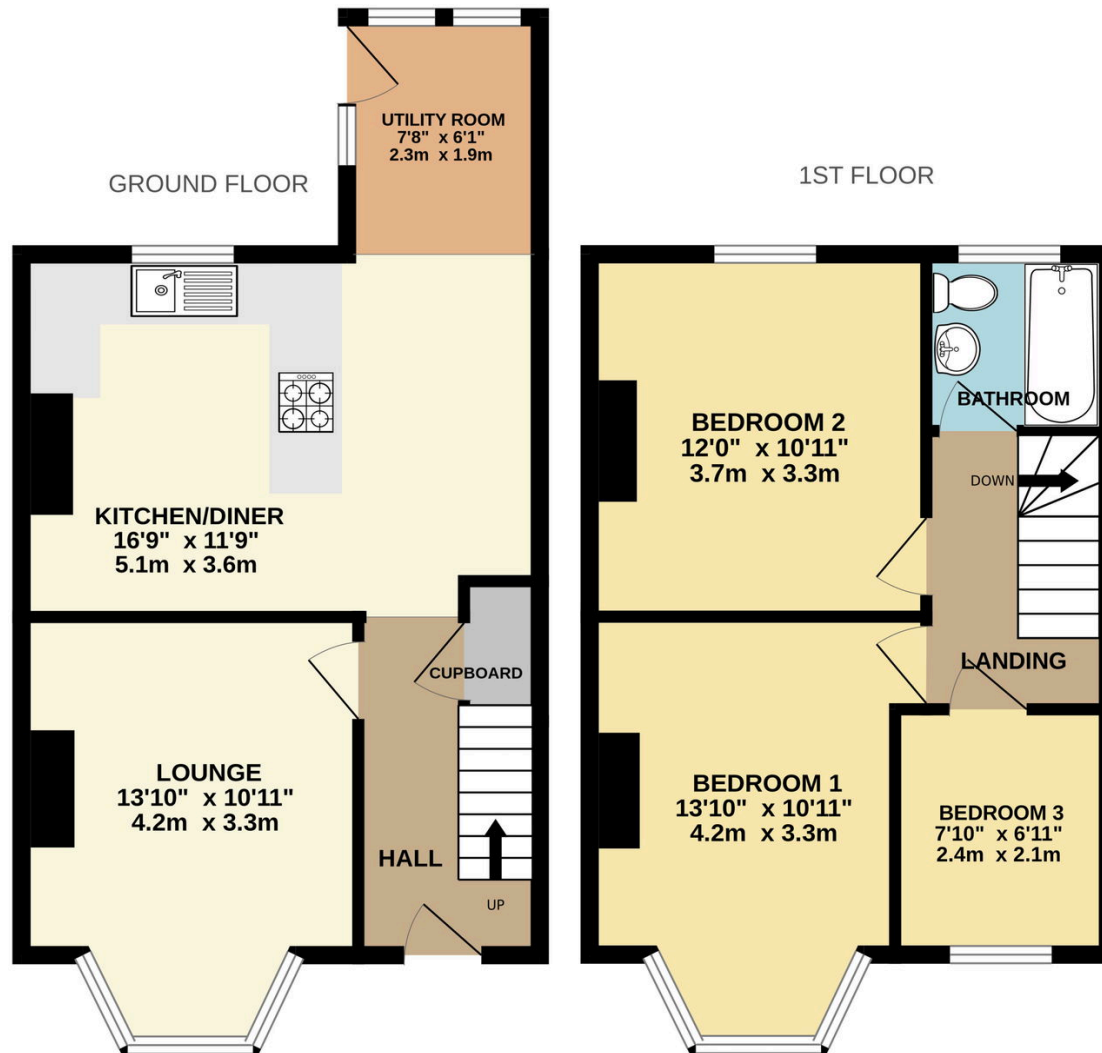
Sat-nav: TQ2 6EJ
What 3 Words: digesting.risking.cafe

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 NOT 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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