



Sherwell Lane, TQ2 6BG

Guide Price £200,000 - £220,000

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Gargan & Hart
Estate Agents

Sherwell Lane, TQ2 6BG

A fantastic INVESTMENT opportunity for any investors looking to expand. A spacious four bedroom maisonette and flat in a highly sought after location! This is not one to be missed! Recently refurbished and re-configured to a high standard and situated in the highly sought after area of Chelston and a short distance to local shops and other amenities. This superb 4 bedroom / 2 reception property is now coming to the market with NO ONWARD CHAIN!

Currently arranged as a one bedroom apartment downstairs comprising a good sized lounge with bay window, opening to a modern fitted Kitchen with roll edged work surface, a range of floor and wall cupboards, electric hob, built in electric oven, space and plumbing for a washing machine and double glazed window to the rear overlooking Rockets Park, a bedroom with double glazed window to the rear and door to ensuite shower room with low level W/C, shower cubicle and wash hand basin.

Upstairs in the Maisonette, you have three good sized bedrooms and a bathroom. The main bedroom is a good sized double with 2 double glazed windows overlooking Rocket Park, bedroom 2 is another good sized double with double glazed window overlooking the front and bedroom 3 has been enlarged to make this a good size with double glazed window to the front. The bathroom has also been refurbished with panelled bath with shower over, low level W/C and wash hand basin.

Another flight of stairs takes you to a lovely light and airy lounge and fitted kitchen with double glazed windows to the rear and Velux window to the front. The kitchen comprises a lovely hardwood work surface, range of wall and base units, built in electric oven, space and plumbing for a washing machine and sink drainer unit. There is also air conditioning fitted to this room.





STAR PONTS

- Spacious Maisonette & Flat
- NO ONWARD CHAIN
- INVESTORS ONLY
- 2 Reception Rooms
- Sought After Location
- Close to Shops & Schools
- Period Features Throughout
- Recently Refurbished
- 4 Bedrooms
- Close To Seafront

ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band – B & A

Local Authority – Torbay Council

EPC – C

VIEWING ARRANGEMENTS

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

DIRECTIONS

What 3 words: emotional.help.forecast

Sat-Nav: TQ2 6BG

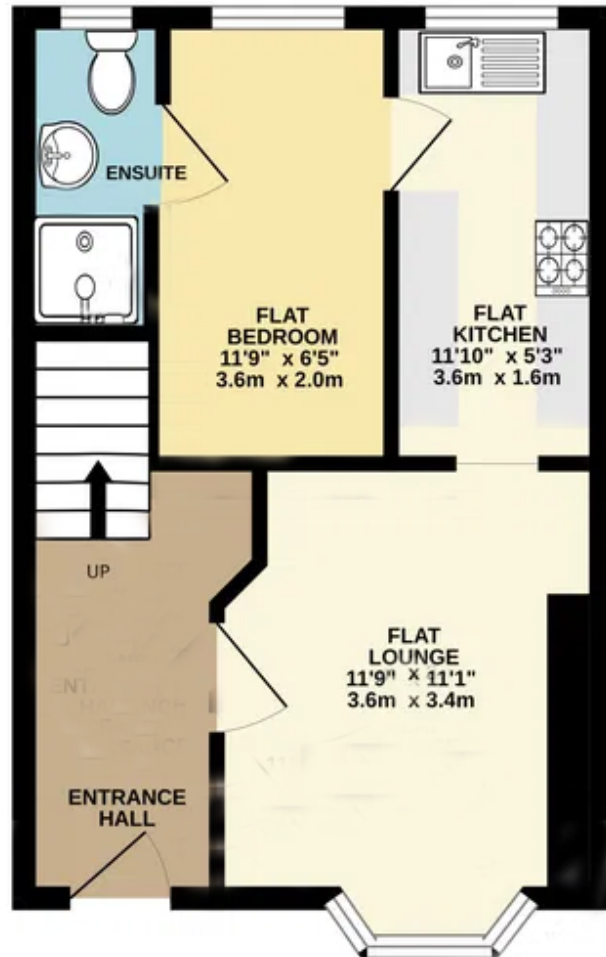
CONSIDERATIONS

Things to consider about this property:

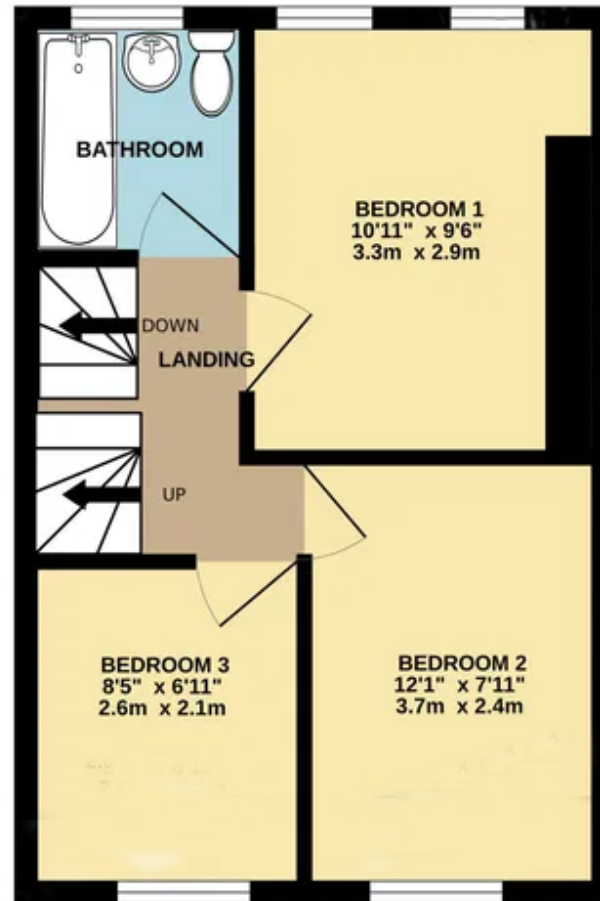
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is NOT a water meter at the property.
- INVESTORS ONLY



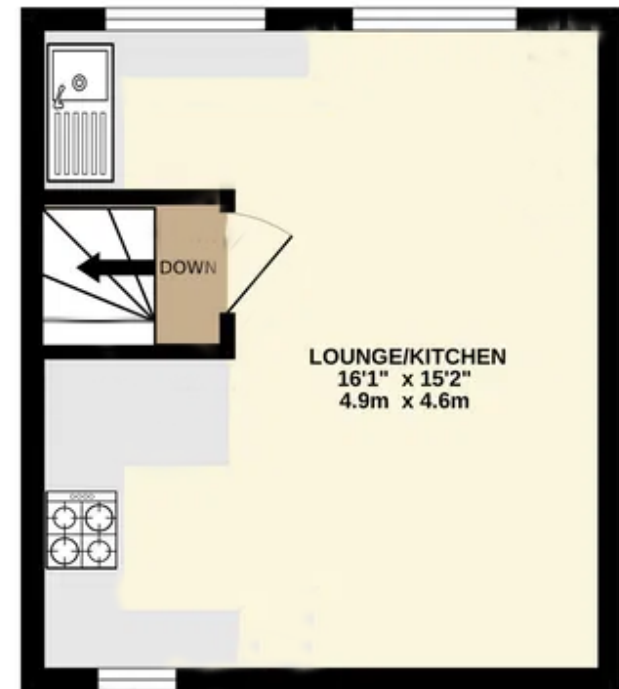
GROUND FLOOR



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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