



Sherwell Lane, TQ2 6BH

Torquay



Guide Price
£350,000 - £365,000

As you enter you come into a welcoming hallway with stairway to first floor and lower ground floor. A door leads to a lovely, light and spacious lounge with a walk-in bay window and views over pretty park, UPVC double glazing and a feature period style fireplace with attractive decorative surround. The second reception is another good size with window to the side and could be used as a 5th bedroom if needed. The third reception is currently being used a home office with window to the front.

On the 1st floor you have three good sized bedrooms. Bedroom one is a spacious and light double bedroom with walk-in bay window and lovely views overlooking Pretty Park. Bedroom 2 is also a good size with window to the side and bedroom 3 is another good size with walk in bay window with outlook to the side. There is a shower room with a modern fitted shower cubicle. The family bathroom is a great size and has a P-shaped panelled bath with shower over, fitted his and hers sinks with fitted cupboards under and a W/C with concealed cistern.

On the lower ground floor, you have a great kitchen family area which would be an ideal area for entertaining. The kitchen is an open plan area with a range of base, wall and drawer units, space for range style oven, inset stainless steel one and half bowl sink, and patio doors which lead you out into your lovely garden. A separate utility room with plumbing for a washing machine and plenty of storage is an ideal addition as is the cloakroom with a low-level W/C and wash hand basin.

The rear garden is an area where you can enjoy those lovely summer days and evenings with your family and friends. You will find it is enclosed with patio areas for ease of maintenance. There is a timber framed shed and further storage shed. Going down a couple of steps, you will also find a further enclosed patio area with fencing and a lovely summerhouse. To the front you have off road parking for 2/3 cars and a side gate giving you access to your garden.





STAR POINTS

- Stunning Semi-Detached Family Home
- Versatile Home
- 3/5 Bedrooms
- 2/3 Reception Rooms
- Large Kitchen Family Room
- Lovely Rear Garden
- Close to Sea Front
- Large Bathroom
- Off-Road Parking
- Close to Schools & Amenities

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - D

Local Authority - Torbay Council

EPC - D

There is a water meter at the property.

For prices & more information about Council Tax go to the local authorities website.

<https://www.torbay.gov.uk/council-tax/>

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>

VIEWING ARRANGEMENTS

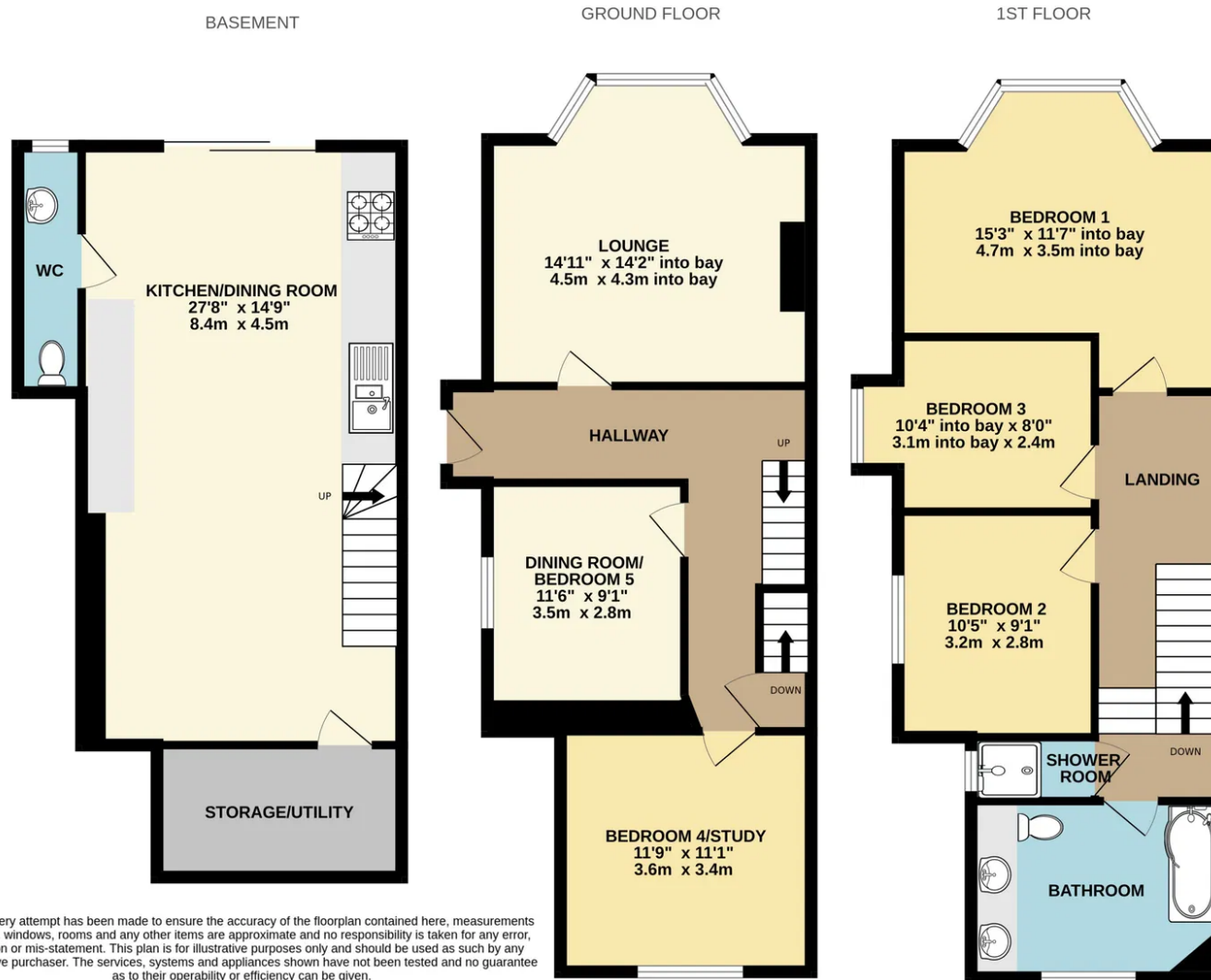
For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

What 3 Words: bats.surfaces.nutty

Sat-Nav: TQ2 6BH





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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