



Sanford Road, TQ2 6AN

Guide Price £210,000 - £220,000

www.garganandhart.co.uk

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Gargan & Hart
Estate Agents

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As you enter you come into the reception hall with Stairway to first floor and doors to the lounge which is a spacious light and airy room with walk-in bay window which is UPVC double glazing with outlook to front, there is also an attractive feature fireplace. The dining room is another spacious area with UPVC double glazed window and outlook to rear, built-in understairs cupboard with door to the kitchen. The kitchen comes with a range of fitments comprising wall, base and drawer units, inset double sink unit with mixer tap, plumbing for automatic washing machine, an inset electric cooker and 4 ring hob. The shed/workshop area is a great and flexible space that the new owner can use if they do not want such a large storage area. There is a window to the side, this would make an ideal work from home office or playroom.

On the first floor you have 2 double bedrooms and a single bedroom. The master bedroom is a spacious light and airy double bedroom with UPVC double glazed window and outlook over the front. Bedroom 2 is another double bedroom with UPVC double glazed window with outlook to rear and a wash basin and bedroom 3 is a good sized single with double glazed window and outlook to front. The family shower room can also be found on the first floor with an electric shower in cubicle, double-glazed window to rear, low level WC, and a pedestal wash hand basin. Outside to the front of the property there is an attractive garden with path and steps that lead up to main entrance. To the rear of the property there is a lovely garden that has a traditional wall too one side with flower beds and patio with a gate to the rear path.





STAR POINTS

- Mid-Terraced House
- 2 Reception Rooms
- Versatile Spare Room
- Good Investment or First-Time Buy
- 3 Bedrooms
- Low Maintenance Garden
- Popular Location
- Close to Schools
- Bay-Windowed Lounge
- Double Glazing



ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Local Authority - Torbay Council

EPC - E

There is a water meter at the 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>

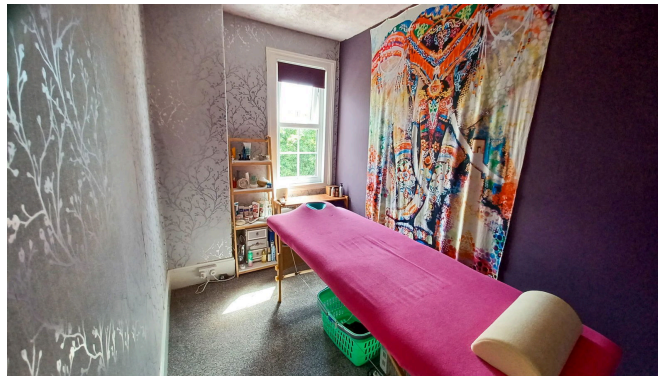
VIEWING ARRANGEMENTS

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

DIRECTIONS

What 3 Words: steak.walnuts.protester

Sat-Nav: TQ2 6AN



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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