



**Fletcher Close, TQ2**

Torquay



Guide Price  
£320,000 - £330,000

Situated in a quiet and popular cul-de-sac ideally located for highly regarded primary, grammar and secondary schools. Arterial roads to Newton Abbot, Exeter and Plymouth are only a short drive away and a cycle path provides easy access to Torbay Hospital. This fantastic extended 4/5-bedroom semi-detached property comes to the market for the first time and is ready for a new family. With good sized rooms, lovely raised decked area, pleasant garden with summer house, workshop and a garage. This is not to be missed.

As you enter you come to a good-sized front garden with circular paved areas and shrubbery. A side gate leads to the rear and a drive. The front door takes you to a porch which leads to a welcoming reception hall with stairway to first floor. The lounge is a lovely spacious light and airy room with full large UPVC double glazed window to the front and timber French doors that take you to the good sized dining room with large window with outlook to the rear. A door leads you to the kitchen with UPVC double glazed window to rear with adjoining UPVC part panelled and double-glazed door leading out to elevated patio area and rear garden. The kitchen has a range of wall, base and drawer units, inset stainless steel single drainer sink unit with mixer tap, space for cooker and integrated fridge. A really useful study that could be a fantastic work from home is on this level and could be used as a bedroom with large upvc double glazed window with outlook to the rear and low-level W/C and wash hand basin.

On the first floor bedroom 1 is a spacious double bedroom with UPVC double glazed picture window with outlook to the front, bedroom 2 is another spacious double bedroom with UPVC double glazed window and outlook to rear. Bedroom 3 is again, a good sized double with UPVC double glazed window with outlook to the front and built in wardrobes and bedroom 4 is a good sized single with UPVC double glazed window with outlook to the rear. The family bathroom is a good size with a panelled bath, low level W/C and wash hand basin. The family shower room is also a good size with a corner shower, low level W/C and wash hand basin.

Outside you have a lovely raised decked patio with steps to the path that takes you to the side gate and door to the garage. The garage is a good size with electric up and over door and power, light and plumbing for a washing machine. Further steps lead you to the garden which is low maintenance. Paved area and garden area with shrubbery borders. The summer house is a lovely feature. Made from long lasting materials and with power it is a great place to relax. A door from the garden takes you to the workshop which has potential to also be used as an office or just as storage.







### STAR POINTS

- Spacious Family Home
- 4/5 Bedrooms
- Extended
- Garage
- Shower Room & Bathroom
- 2/3 Receptions
- Off-Road Parking
- Close to Schools
- Close to hospital
- Good Outside Space



### ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - D

For prices & more information about Council Tax go to:

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

Local Authority - Torbay Council

EPC – C

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

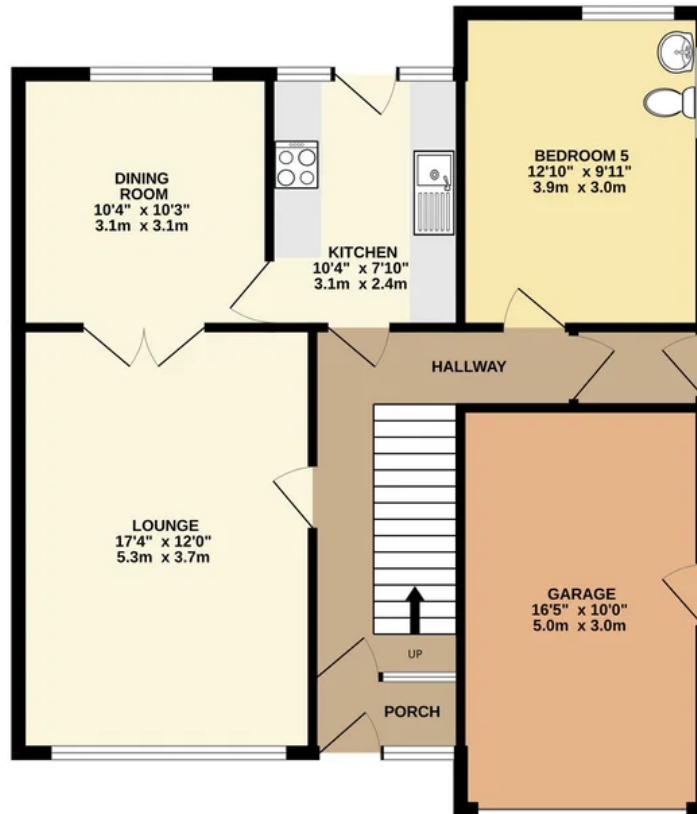
What 3 Words: gossiping.booster.sandals

Sat-Nav: TQ2 6DD

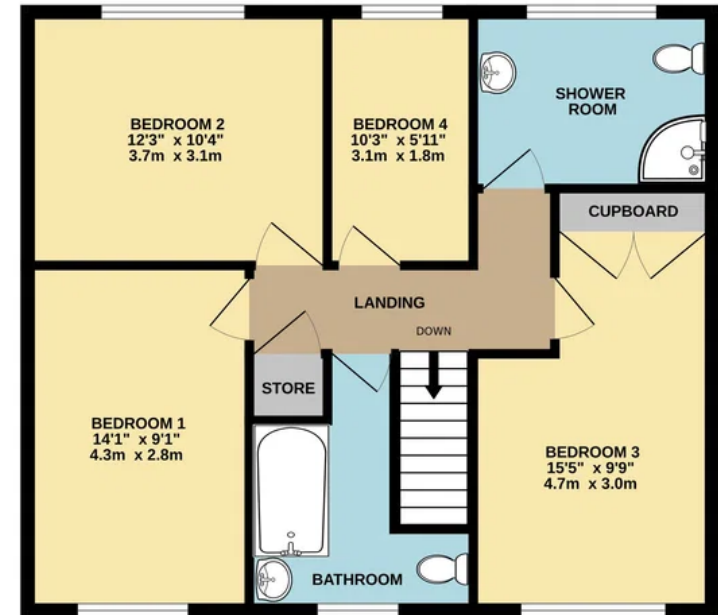
GARDEN LEVEL



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.  
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Gargan & Hart

Estate Agents