

SAMPLE MILLS



Dart Avenue
Shiphay
Torquay
Devon

£270,000
FREEHOLD





Dart Avenue, Shiphay, Torquay,
Devon

£270,000 freehold

A spacious Semi-Detached 3 bedroom property situated in the popular area of Shiphay, providing easy access for the A380, Kingskerswell, Torquay Town Centre and all other local amenities within easy reach. The property is ideally situated for the local comprehensive and grammar schools and provides easy access for all normal link roads. The property is sold with **NO CHAIN**.

The accommodation internally comprises entrance hallway, lounge, separate dining room, kitchen, utility room and rear porch. Upstairs, the property has 3 decent sized bedrooms, a shower wet room and separate cloakroom.

The gardens to the front, rear and side are a decent proportion (subject to planning, the property could be extended, if required) and there is good off road parking.

Viewing of this property is highly recommended for those seeking a spacious semi-detached property in this popular residential area.



Storm Porch

Door to:

Entrance Vestibule

Radiator. Thermostat control for central heating. Door through to:

Lounge – 4.00m x 3.60m (13'1" x 11'10")

Single panelled radiator. Fireplace. TV point. Picture rail.

Dining Room – 3.90m x 3.00m (12'10" x 9'10")

Facing the front with uPVC double glazed bay window. Picture rail. Single panelled radiator.

Kitchen – 4.10m x 3.10m (13'5" x 10'2")

Incorporates a range of fitted base units. Worktop surface areas. Stainless steel drainer. Plumbing for washing machine. Understairs storage. uPVC double glazed window. Electric cooker point. Walk-in larder with uPVC double glazed window. Door providing access to outside storage cupboard with outside w/c.

Utility Area

Wall mounted Alpha boiler serving hot water and central heating. Power and light.

Rear Porch

Wooden door. uPVC double glazed window.

Staircase to the landing

uPVC double glazed window to the side. Double glazed window on the landing. Access to loft area. Airing cupboard with shelving and tank serving hot water and central heating. Doors off to:

Master Bedroom – 3.80m x 3.60m (12'6" x 11'10")

uPVC double glazed window looking over the rear of the property. Single panelled radiator. Walk-in airing cupboard/storage.

Bedroom 2 – 3.70m x 3.20m (12'2" x 10'6")

uPVC double glazed window looking over the front. Single panelled radiator. Walk-in storage cupboard.

Bedroom 3 – 2.90m x 2.60m (9'6" x 8'6")

Faces the rear. uPVC double glazed window. Single panelled radiator.

Bathroom

Comprises walk-in shower wet room with Mira shower. Extractor fan. Obscure glazed window. Chrome fitted ladder radiator. Tiled floor. Wash-hand basin. Medicine cabinet.

Separate Cloakroom

Low level w/c. Obscure glazed window.

Outside

Paved path leading to the front with lawned garden and hedgerow surround. Off road parking for several cars. Walled surround. The gardens to the front, rear and side are lawned and level. Larger than average sized garden. Subject to planning, the property could be extended, if required.

For those seeking a mature garden with Devon stone wall, viewing is recommended.

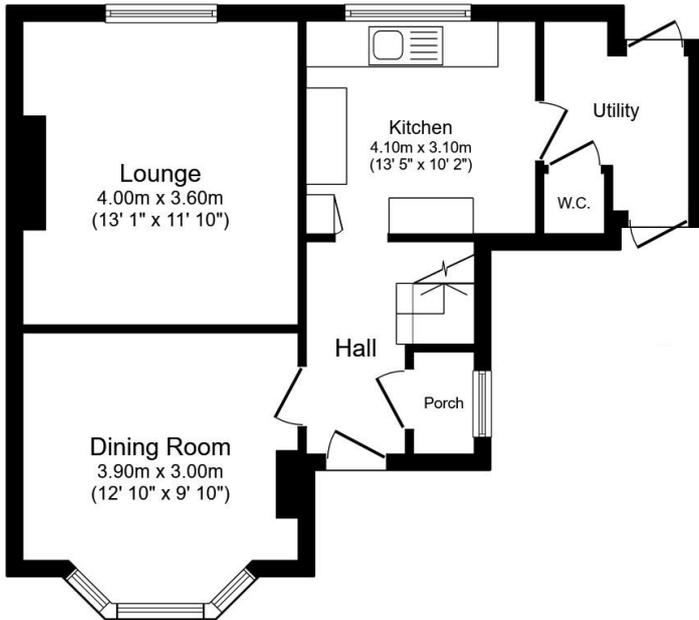
Agent's Note

Council Tax Band: 'B' Torbay Council

EPC Rating: 'D'

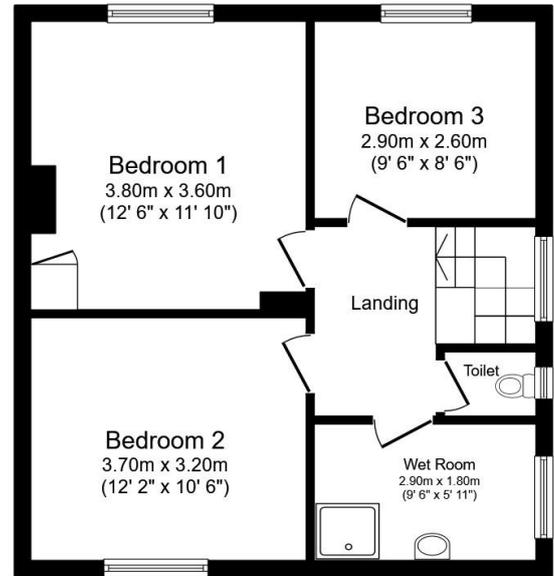
Long Term Flood Risk: Very Low





Ground Floor

Floor area 46.7 sq.m. (503 sq.ft.)



First Floor

Floor area 46.9 sq.m. (504 sq.ft.)

Total floor area: 93.6 sq.m. (1,007 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.