



Guide Price £250,000 - £275,000

Shiphay Lane,
Shiphay, Torquay, TQ2
7DU

A superb three bedroom ground floor flat in the sought after Shiphay area, located close to Torbay Hospital, Torquay Grammar school, seafront and town centre. This property offers space and style in a desirable residential area. The accommodation has a welcoming entrance hallway, a spacious bay fronted lounge, kitchen, two bathrooms and three double bedrooms. Outside at the front there is parking for 8 cars and a double garage and at the back there is private level patio and lawned area and useful under house cellar. Early viewing is recommended.



UPVC door into hallway.

HALLWAY Radiator / storage cupboards.

ROOM 2 – spacious double, bay window out to front, radiator.

LOUNGE Large bay window to front, radiator, attractive electric fire with surround.

BED 1 Large double, window to side and radiator.

EN-SUITE Bath, wash basin with vanity surround, low level W/C, radiator, obscure window to side.

BED 3 Large double, bay window to back and radiator.

KITCHEN A modern white fitted kitchen with cupboards & drawers over & under surfaces, sink unit, window above out to driveway, washing machine, eye level oven & grill, fridge/freezer, dryer, integrated hob.

SHOWER ROOM Fountain head shower, hand wash basin, lowered W/C, wall hung radiator, obscure window to back.

BACK GARDEN Large sunny patio and lawned area, side door into garage, storage shed with electricity and light, double garage with electric door.

UNDER HOUSE CELLAR/STORAGE Combi boiler, electric box on garage.



Address 'Shiphay Lane, Shiphay, Torquay, TQ2 7DU'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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