

# Grenville Avenue, TQ2

**Torquay**

Gargan&Hart Estate Agents

Guide Price

**£190,000 - £200,000**

Situated within the popular Chelston area of Torquay is this tastefully presented terraced family home. The property itself is ideally located within easy access of both Sherwell Valley and Queensway Primary Schools, as well as the highly regarded Boys' and Girls' Grammar Schools and Torquay Academy.  Local convenience stores can be found a few of minutes' walk away and the property is on a local bus route. Arterial roads to Newton Abbot, Plymouth and Exeter are a short driveaway, as is Torquay's bustling seafront promenade, with its array of bars, restaurants, theatre and mainline train station.

The well-proportioned accommodation is accessed from the front, via steps through the front garden to the main entrance which opens to a lovely light reception hall, with stairway rising to the first floor and doors to the lounge/diner and kitchen. The spacious lounge/diner benefits from dual aspect picture windows making it bright and breezy.  The kitchen is well equipped with a range of wall, base and drawer units and has access out to the rear garden. The room also a sink/drainer unit, space for fridge/freezer, space for a cooker and plumbing for a dishwasher.

To the first floor you have three bedrooms. Bedroom one is a lovely bright double bedroom with a large window and built in wardrobes. Bedroom 2 is another good-sized double bedroom and bedroom 3 is a good sized bright and breezy single. A modern bathroom is equipped with vanity sink unit and bath with shower unit over and a separate W/C, complete the first-floor layout.

Outside, to the front of the property there is low maintenance garden, with feature inset shrubs. The rear garden is enclosed by timber fencing, offering a good deal of privacy and seclusion and has a lovely raised decked patio ideal for entertaining with steps down to a further garden area with access to a garden store with power and plumbing for a washing machine. The garden benefits from being south facing, making it perfect for al fresco entertaining and relaxation! Viewing of this well proportioned and conveniently located home is highly recommended.













**STAR POINTS**

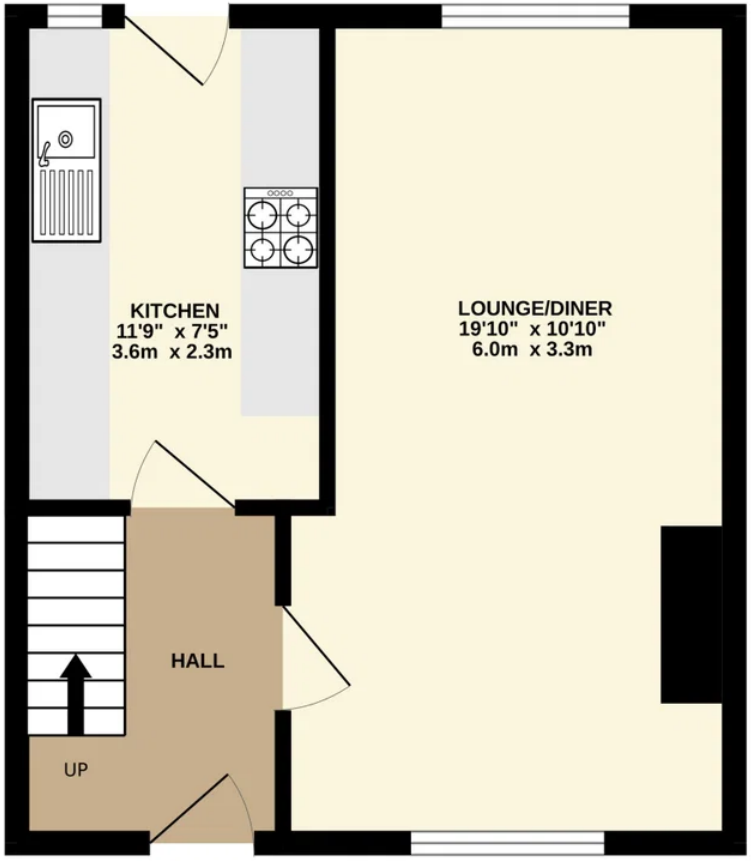
- Terraced Family Home
- NO ONWARD CHAIN
- South Facing Rear Garden
- New Boiler
- 3 Bedrooms
- Popular Location
- Close to Schools
- Low Maintenance Garden's
- Modern Bathroom
- Close to Amenities

**ADDITIONAL INFORMATION**
Tenure - Freehold
Council Tax Band - B
For prices & more information about Council Tax go to:
https://www.torbay.gov.uk/council-tax/
Local Authority - Torbay Council
EPC – D
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

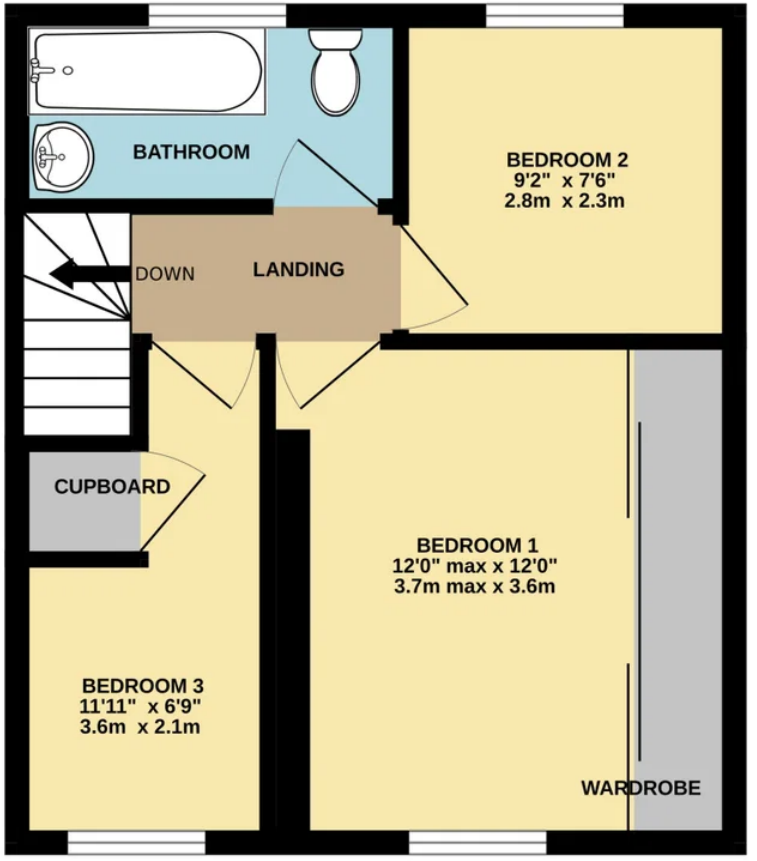
**VIEWING ARRANGEMENTS**
For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

**DIRECTIONS**
What 3 Words: overt.cocoons.nuance
Sat-Nav: TQ2 6DW

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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