



Sherwell Valley Road, TQ2 6EW
Torquay

 **Gargan & Hart**
Estate Agents



Offers in the Region of
£250,000

This spacious and extended 3/4 bedroom family home is conveniently situated within the popular Sherwell Valley area of Chelston, Torquay and within close proximity of Sherwell Valley Primary School and the highly regarded Boys' and Girls' Grammar Schools. Torquay town centre, seafront, Torbay Hospital and arterial roads to Newton Abbot, Exeter and Plymouth are also only a short drive away. Viewing of this superb property is highly recommended to appreciate the family sized accommodation on offer.

The lounge diner is a spacious room with walk-in bay window. There is an archway that takes you through to an extension where you will find the kitchen dining room. With a range of matching wall, base and drawer units with roll edged work surfaces over, space for American style fridge/freezer, space and plumbing for washing machine and dishwasher, inset stainless steel sink with monobloc mixer tap, UPVC double glazed window to the rear aspect, two skylights, space for range cooker, UPVC double glazed door leading to the rear. Bedroom 4/ home office finishes off the ground floor. A versatile room with window to the side which could be used as a double bedroom or a work from home office.

On the first floor you have 3 bedrooms. Bedroom one is an airy double room with walk-in bay window, UPVC double glazing and outlook to front. The second bedroom is another spacious double bedroom with UPVC double glazed window overlooking the rear garden and also has a built-in storage cupboard. Bedroom three is a good sized single with UPVC double glazed window to the front. Lastly, the bathroom is a modern suite comprising of a panelled bath, pedestal wash basin and low-level W/C.

To the front of the property there are five steps up to the front door, raised gravel bed and hardstanding to the front providing parking for up to three vehicles and driveway to the side for approximately two vehicles. Wrought iron gates lead to single garage with ample storage. The rear garden has a gravelled patio seating area with steps that lead to a sloped lawned area. This then leads to the top level of the garden which has been laid to Astro turf, with a raised deck with a lovely summer house with power and light which is secluded with a seating area with elevated surrounding views.





STAR POITS

- Semi-Detached Family Home
- Superb Extension
- Spacious Lounge
- Parking up to 5 Cars
- Sumer House with Power & Light
- 4 Bedrooms or 3 Bedrooms & Home Office
- Bay Windows
- Good Sized Garden
- Beautiful Views
- Close to Schools

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Local Authority - Torbay Council

EPC - D

There is a water meter at the property.

Had structural issues 40 years ago, no issues since and fully insured.

For prices & more information about Council Tax go to the local authorities website.

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

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.

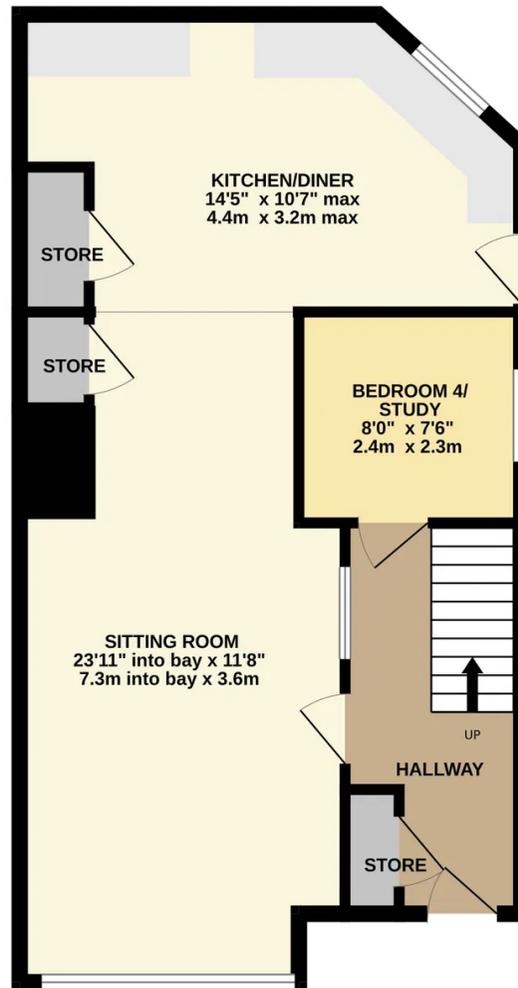
DIRECTIONS

What 3 Words: obligated.mouse.drums

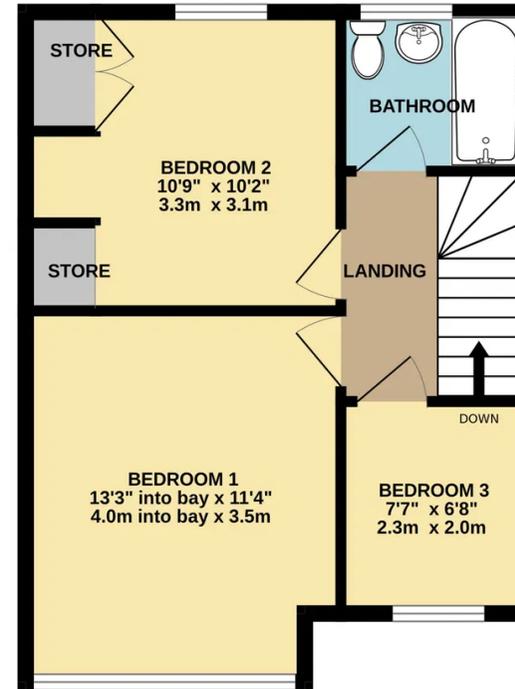
Sat-Nav: TQ2 6EW



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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01803 897321



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