

CHRISTOPHER SCALES

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**Exe Hill, Shiphay, Torquay**

**£280,000**

A well presented family home, conveniently situated in the desirable Shiphay area of Torquay and offering convenient access to local schools, grammar schools, and Torbay Hospital.

Approached by a driveway offering off-road parking and leading to an integral garage, the home opens into an entrance porch and in turn a spacious dual-aspect sitting/dining room, a fitted kitchen and then the bright conservatory, which provides direct access to the rear garden. Upstairs, the first-floor landing leads to three bedrooms, offering comfortable accommodation for a family. A family bathroom and a separate WC complete the first floor. The property benefits from gas central heating and double glazing throughout.

Outside, the front of the property benefits from driveway parking and the integral garage. The good-sized enclosed rear garden is accessed from the conservatory on to a patio area with a built-in barbecue, a pathway leading to a greenhouse, a garden shed, a vegetable growing bed and gated side access. The remainder of the garden is laid to lawn with well stocked mature borders and enjoys a southerly aspect. An internal viewing is highly recommended to fully appreciate this lovely home.

**THE ACCOMMODATION COMPRISES**, UPVC obscure glazed door to:

**ENTRANCE PORCH** - 1.65m x 0.84m (5'5" x 2'9") Textured ceiling with light point, tiled flooring, door to:

**SITTING/DINING ROOM** - 7.34m x 3.15m (24'1" x 10'4") Maximum measurements. Textured ceiling with light points, dual aspect with UPVC double glazed windows to front and rear, radiators with thermostat control, fireplace within inset electric fire, TV connection point, telephone point, door to inner hall with light point, radiator storage cupboard and stairs with hand rail to first floor.

**KITCHEN** - 2.95m x 2.29m (9'8" x 7'6") Textured ceiling with directional spotlights, UPVC double glazed window to rear. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset four ring gas hob, tiled surrounds, matching wall cabinets, space and plumbing for dishwasher, space and plumbing for washing machine, space for under worktop fridge and freezer, built-in electric oven, wall mounted boiler, UPVC double glazed door to:

**CONSERVATORY** - 2.95m x 2.62m (9'8" x 8'7") Polycarbonate roof with UPVC double glazed windows to sides and rear, and with sliding doors to the rear garden, power point, wall mounted electric heater.

**FIRST FLOOR LANDING** Textured ceiling with pendant light to point, UPVC double glazed window to side, hatch to loft space, doors to:

**BEDROOM ONE** - 3.99m x 3.1m (13'1" x 10'2") Textured ceiling with pendant light point, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control.

**BEDROOM TWO** - 3.12m x 3.18m (10'3" x 10'5") Maximum measurements. Textured ceiling with directional spotlights, UPVC double glazed window to rear aspect, radiator with thermostat control.





**BEDROOM THREE** - 2.74m x 2.34m (9'0" x 7'8") Textured ceiling with pendant light point, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control.

**BATHROOM** - 2.31m x 1.37m (7'7" x 4'6") Textured ceiling with light point, UPVC obscure glazed window. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin, heated towel rail, part tiled walls, airing cupboard housing the hot water cylinder with slatted shelving over.

**SEPARATE WC** Textured ceiling with light point, UPVC obscure glazed window, WC.

### **OUTSIDE**

**FRONT** – At the front of the property is a driveway providing off road parking which leads to the integral garage and there is a concrete hardstanding to the side.

**REAR** – To the rear of the property is a good sized garden accessed from the conservatory onto a patio with built-in barbecue, and a pathway continuing to the side of the property with a greenhouse, garden shed, vegetable growing bed and outside tap. The main garden area is laid to lawn with well stocked flower bed border and enclosed by timber fence and hedgerow. Timber garden shed. Outside power point.

**INTEGRAL GARAGE** - 4.85m x 2.29m (15'11" x 7'6") Metal up and over door, light point, power point, gas & electric meters, cold water tap.

### **USEFUL INFORMATION**

Tenure – Freehold

Age - 1980's

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

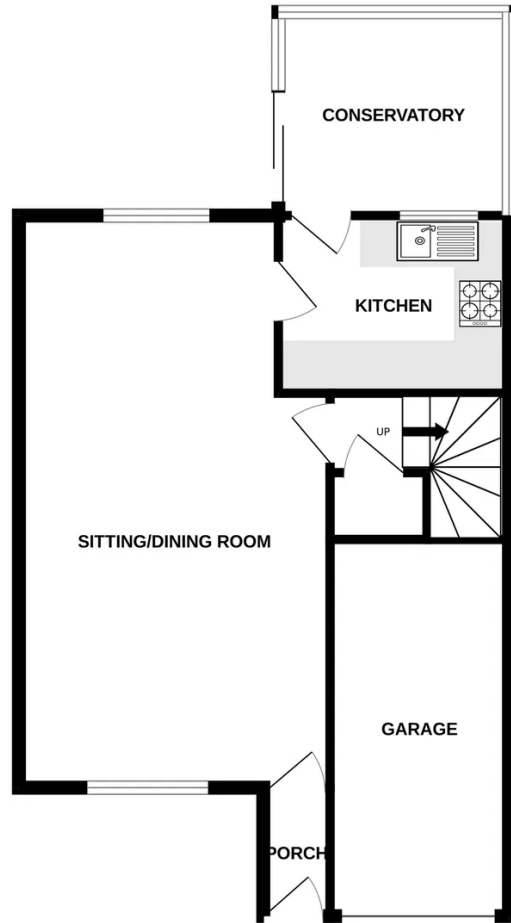
EPC Rating - C/72 potential - C/77

Broadband - 1800

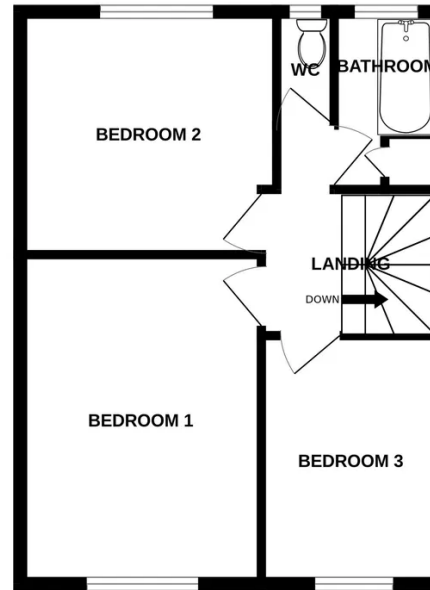
Mobile - Signal strength (0-4) EE: 3, Three: 3, O2: 3, Vodafone: 3



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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