



Sherwell Valley Road
Torquay



Offers in the Region of
£270,000

In the highly sought-after location of Chelston is this immaculate extended terraced family residence, perfectly positioned near public transportation, parks, schools, and local amenities. The generously sized interior boasts an open-plan lounge diner, office, a downstairs cloakroom W/C, kitchen complete with door to the rear garden, creating a superb area for social gatherings. Upstairs, you will find three bedrooms and a family bathroom. The outdoor space is tiered with level areas for entertaining. Further benefits include double glazing throughout and off-road parking to the front. We highly recommend an early viewing of this exceptional property!

As you enter the front door you come into the welcoming hallway, with stairs to the first floor with useful understairs storage cupboard. Door to a lovely bright and breezy open plan lounge/dining room with double glazed bay window to the front aspect. An archway leads into a lovely kitchen with a range of wall, floor and drawer units, square edged work surfaces with tiled splash backs, inset one and a half bowl sink unit with mixer tap, inset four ring gas hob with cooker hood over, built-in double oven, and space for fridge/freezer and dishwasher. There are also double-glazed windows and a door leading to the rear garden, a Velux style window, built in cupboard housing the gas fired boiler with space for a washing machine, and door to the downstairs cloakroom with low level W/C. A great feature of this property completes the ground floor and is the study/home office. A versatile space with a built-in storage cupboard.

On the first floor is the landing with access to the loft space. The main bedroom is a good sized double with double glazed bay window to the front aspect. Bedroom 2 is another double with double glazed window to the rear aspect and bedroom 3 is a good-sized single with double glazed window to the front. The family bathroom comes with panelled bath, glazed shower screen, overhead shower and hand shower, pedestal wash hand basin and low-level W/C with frosted double glazed window to the rear.

Outside to the front of the property is hardstanding offering parking for up to two cars. To the rear the garden is arranged over several levels comprising a level lawn and area laid with gravel and decking.







STAR POINTS

- Extended 3 Bedroom House
- Off-Road Parking
- Large Garden
- Modern Kitchen
- Home Office/Study
- Move-In Condition
- Close to Schools
- Close to Amenities
- Sought After Location
- Family Home



ADDITIONAL INFORMATION

Tenure - Freehold
Council Tax Band - B
Local Authority - Torbay Council
EPC - D

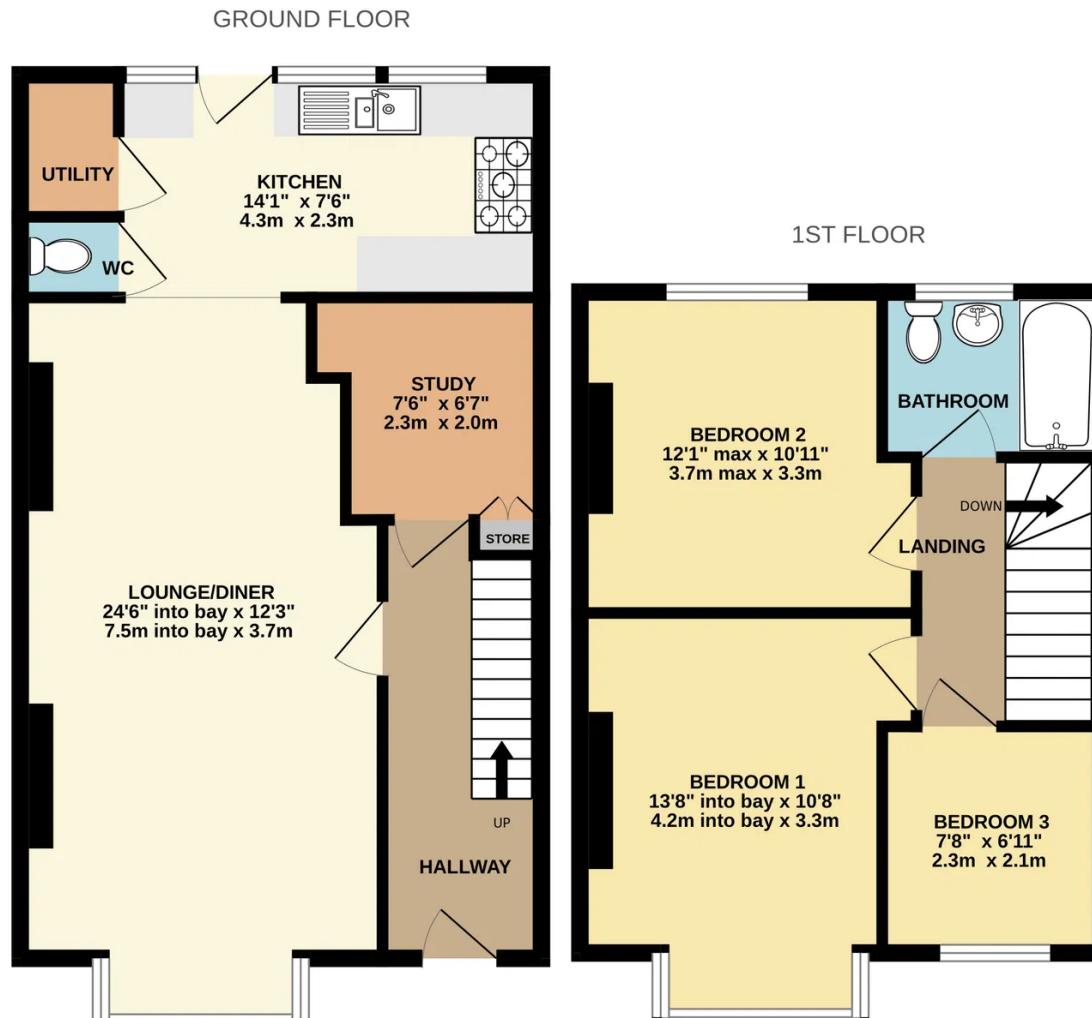
There is a water meter at the property.
For prices & more information about Council Tax go to the local authorities website.
<https://www.torbay.gov.uk/council-tax/>
Check broadband Availability at Openreach Fibre-Checker.
<https://www.openreach.com/fibre-checker>
Check mobile signal at Ofcom Mobile-Coverage. <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: blunders.with.wallet
Sat-Nav: TQ2 6EY



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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