



Torquay

2x  1x 

ENERGY
RATING
D63

- Video Walk-Through Available
- Well-Presented End Terrace
- Open Plan Living Space
- 2 Bedrooms
- Modern Kitchen & Bathroom
- Enclosed Garden
- No Upward Chain
- Popular Location

Guide Price:
£175,000
FREEHOLD

10 Sherwell Hill, Torquay, Torbay, TQ2 6LS

This end-of-terrace Victorian home on Sherwell Hill offers contemporary open-plan located in the popular Chelston area. Chelston offers an excellent selection of amenities including, convenience stores, public transport links, access to parks, nearby well regarded girls/boys Grammar Schools and Sherwell Valley Primary School. Torquay seafront and town centre are also a short drive away.

Accommodation: The heart of this home is the contemporary open-plan living room and kitchen, designed for modern lifestyles. The living area is bright and inviting, flowing seamlessly into the well-appointed kitchen with matching base and drawer units, square edged work surface over, inset stainless sink with matching drainer, built in electric hobs and extractor hood, built in fridge and dishwasher.

Upstairs, the property features two bedrooms: a comfortable double bedroom and a second room, ideal as home office, nursery or study. A neatly presented shower room with matching white suite comprising low level close coupled WC with push button flush, pedestal hand wash basin and rain shower with glass sliding door completes the upper floor accommodation.

Outside: Outside, the property benefits from an easy-maintenance enclosed decked rear garden, providing a pleasant space for relaxation or outdoor dining. Timber gate providing access to the side and front.

Directions: From the Penn Inn round about head south on the A380 towards Torquay. Keep right and continue on the South Devon Highway. At the lights turn right and head up Hamelin Way towards Paignton. At the first round about take the 1st exit onto Marlton road. After 1 mile take a right onto upper Cockington Lane and then right onto Hawkins Avenue and then right again onto Sherwell Valley Road. Continue until it eventually turns into Sherwell Lane and at the crossroads take a right up the hill. The property can be found on the left hand side on the corner of Ashfield Road



Ground Floor

Approximate total area⁽¹⁾

455 ft²

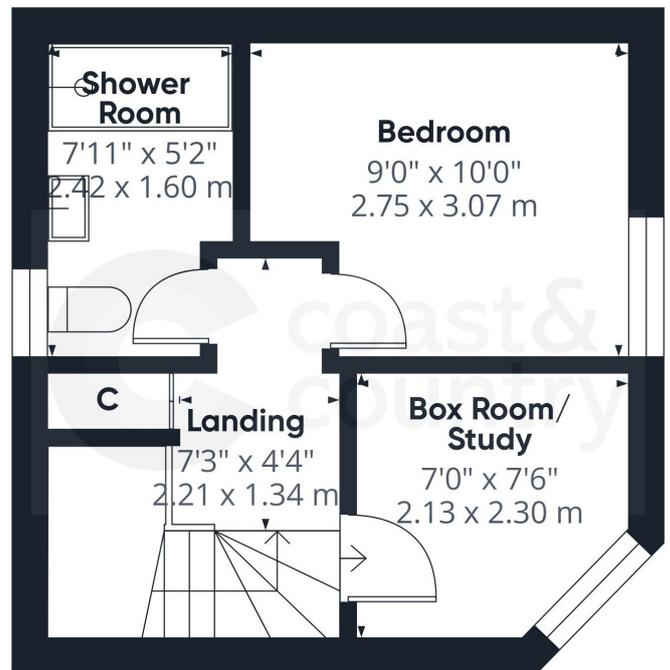
42.2 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces



Floor 1

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS

3C standard. Measurements are

approximate and not to scale. This

floor plan is intended for illustration

only.

GIRAFFE360

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band A

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.