



**Dart Avenue, TQ2 7NG**  
Torquay



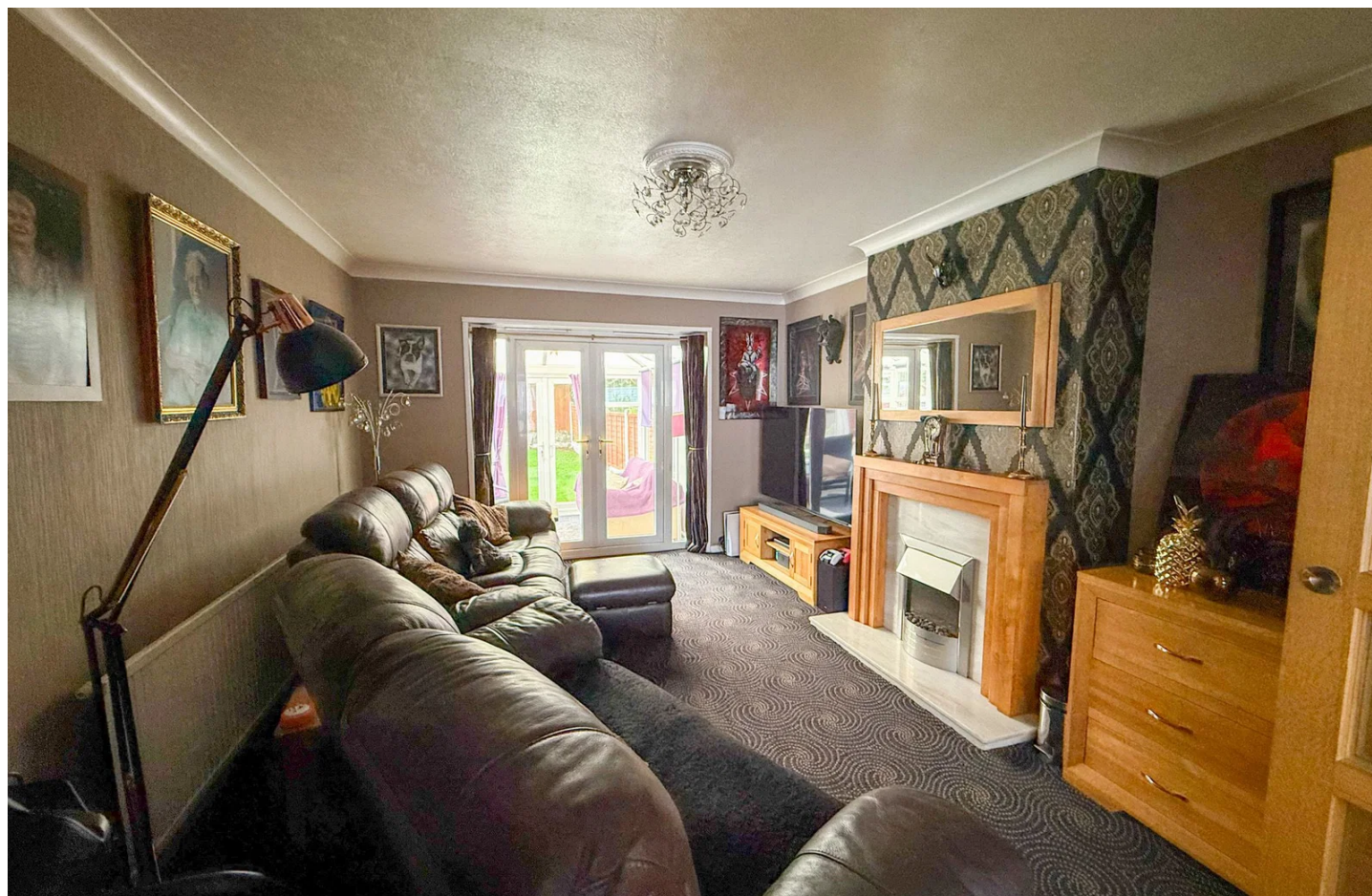
Guide Price  
£300,000 - £320,000

This extended, very well-presented end of terrace house is situated in the popular residential district of Shiphay. Tucked away and occupying a good-sized corner plot. Opposite the local park, the house also stands close to Torbay Hospital, a host of highly regarded schools, and a selection of local shops and amenities found in nearby Cadewell Lane. The property is also within easy reach of The Willows shopping complex and both the South Devon Highway and A380.

As you approach the property you see the drive for two vehicles. As you enter the front door you come into a good-sized porch. The good-sized lounge/diner with bay window to the front and patio doors opening to a lovely bright conservatory with French doors out to the garden. The kitchen is extended and fitted with a range of wall, base and drawer units with inset sink unit, space for range cooker, plumbing for washing machine and dishwasher as well as a downstairs storage cupboard. A back door to the garden and windows to the rear and side make this feel bright and breezy.

To the first-floor landing there is a window to the side, loft access hatch and storage airing cupboard. Bedroom 1 is a good-sized double with window to the front and built in cupboard. Bedroom 2 is another good-sized double with window overlooking the rear garden and built in cupboard. Bedroom 3 is a small double with outlook to rear. The family bathroom is well fitted with a panelled bath with shower over and wash hand basin, there is a separate room with low level W/C.

To the rear you have a beautiful, easily maintained garden with paved pathway and patio. There is a charming lawned area with shrubbery and bushes. Timber fencing and walled surround to keep the property well secured with double gates that open to the drive. There is a useful work studio with power and light that would make a great work from home office and 2 good-sized storage shed's. A perfect garden to relax and entertain in.





### STAR POINTS

- End of Terrace Home
- Corner Plot
- Popular Location
- Close to Host of Schools, Torbay Hospital & The Willows
- Spacious Lounge/Diner
- Off Road Parking
- Extended Property
- Work Studio & Spacious Sheds
- 3 Bedrooms
- Conservatory

### 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: herb.decimals.available

Sat-Nav: TQ2 7NG





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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