

CHRISTOPHER SCALES

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**The Reeves Road, Chelston, Torquay**

**Guide Price £260,000 to £270,000**

Positioned in a sought-after residential area, this end-of-terrace family home in Chelston, Torquay, offers spacious living across three floors, complemented by four bedrooms, a double garage and gardens to the front, side and rear.

Once inside, a welcoming reception hall leads to the ground floor accommodation with a kitchen/dining room, ground floor WC and sitting room with bay window enjoying an open outlook. The first floor offers three bedrooms, with bedroom two enjoying a bay window to the front, and a family bathroom. On the second floor there is a fourth bedroom with Velux windows and access to under eaves storage.

Outside, are low maintenance gardens to the front, side, and rear. The rear garden provides an enclosed patio area with gated access and a raised patio, offering an open outlook over the surrounding area. A notable feature is the double garage, currently divided into two single garages, both with electric roller doors and power, one offering direct access to the garden.

This well-presented property combines comfortable family living with excellent nearby amenities in a popular location, making an internal viewing highly recommended.

**THE ACCOMMODATION COMPRISES,** Light point and UPVC obscure glazed door to:

**RECEPTION HALL** - 4.24m x 1.7m (13'11" x 5'7")

Coved and textured ceiling with pendant light point, smoke detector, stairs with hand rail to first floor, radiator with thermostat control, door to:

**SITTING ROOM** - 4.9m x 3.51m (16'1" x 11'6") Maximum measurements. Coved ceiling with pendant light point, UPVC double glazed bay window to front aspect with open outlook, radiator with thermostat control, stripped timber floorboards, open grate fireplace with decorative tile and timber surround, TV connection point, wall light points.

**KITCHEN** - 4.67m x 2.01m (15'4" x 6'7") Textured ceiling with directional spotlights, UPVC double glazed windows to rear and side, UPVC obscure glazed door opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset five ring gas hob with extractor over, inset 1.5 bowl sink and drainer with mixer tap over, tiled up stand, matching wall cabinets, integral fridge and freezer, integral dishwasher, built in double electric oven, space and plumbing for washing machine, opening to:

**DINING ROOM** - 4.65m x 2.87m (15'3" x 9'5")

Coved and textured ceiling with pendant light points, UPVC double glazed window to rear aspect, radiator with thermostat control, feature fireplace, storage cupboard to recess.

**GROUND FLOOR WC** - 1.12m x 0.58m (3'8" x 1'11") Light point, extractor fan, part tiled walls. Comprising WC, wall mounted wash hand basin, tiled floor.

**FIRST FLOOR LANDING** Pendant light point, smoke detector, UPVC double glazed window to side, radiator with thermostat control, stairs to second floor, doors to:





**BEDROOM ONE** - 3.23m x 3.2m (10'7" x 10'6") Coved and textured ceiling with pendant light point, UPVC double glazed doors, radiator with thermostat control, fitted wardrobes to one wall with sliding mirror fronted doors.

**BEDROOM TWO** - 3.86m x 3.2m (12'8" x 10'6") Maximum measurements. Pendant light point, UPVC double glazed bay window to front aspect with open outlook, radiator with thermostat control.

**BEDROOM FOUR** - 2.01m x 1.93m (6'7" x 6'4") Coved ceiling with pendant light point, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control.

**BATHROOM/WC** - 1.7m x 1.65m (5'7" x 5'5")

Coved ceiling with light point, UPVC obscure glazed window. Comprising P shaped bath with electric shower over, vanity unit with wash hand basin, WC, heated towel rail, part tiled walls, tiled floor.

**SECOND FLOOR LANDING** Light point, smoke detector, Velux window, access to under eaves storage, door to:

**BEDROOM THREE** - 4.5m x 3m (14'9" x 9'10") With sloping ceilings, directional spotlights, Velux windows to front and rear, radiator with thermostat control and access to further under eaves storage.

#### OUTSIDE

**FRONT** At the front of the property is a low maintenance garden laid to pebbles and artificial grass, enclosed by low-level block wall and with a concrete pathway leading to the front door.

**REAR** To the rear of the property is a low maintenance garden accessed from the kitchen onto an enclosed patio area with gated access to the front and concrete pathway leading to the rear garden, which offers a raised patio with open outlook over the surrounding area, rear access into the garages and gated access onto a service lane. Outside light, outside tap.

**DOUBLE GARAGE** Currently divided in to two single garages, one measuring 4.67m x 2.39m (15'4" x 7'10"), with electric roller, door strip lights UPVC double glazed windows and UPVC of glazed door leading to the garden, power point, door to second garage measuring 4.83m x 3.3m (15'10" x 10'10") with electric roller door, strip lights and power points, UPVC double glazed window to rear.

#### USEFUL INFORMATION

Tenure – Freehold

Age - 1930's

Heating - Gas Central Heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

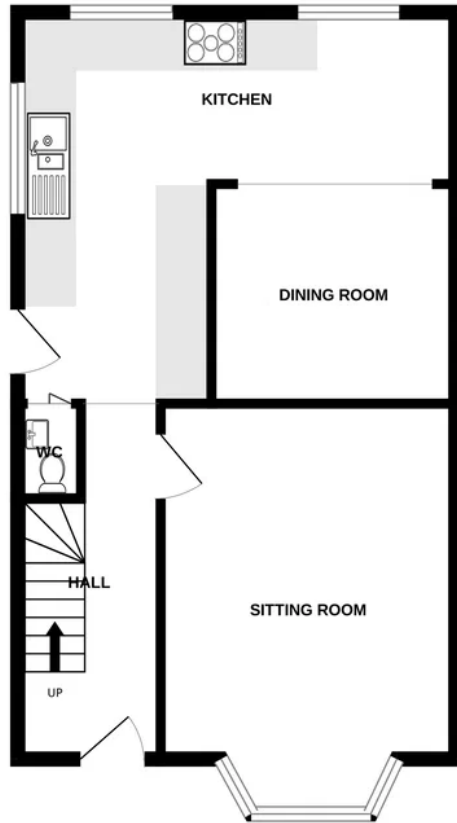
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Broadband - 1600

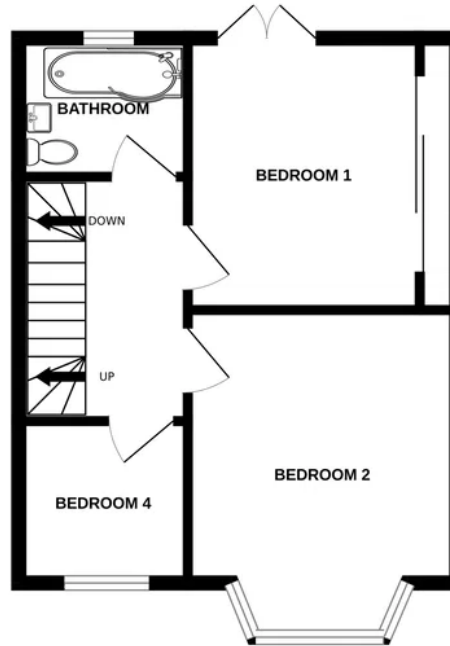
Mobile - Signal strength (0-4) EE: 3, Three: 3, O2: 3, Vodafone: 3



GROUND FLOOR



1ST FLOOR



2ND 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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