



Leys Road, Torquay
Torquay

 **Gargan & Hart**
Estate Agents



Offers in the Region of
£340,000

A fantastic opportunity to buy this recently extended and tastefully presented 5 double bedroom, end of terrace family home. This lovely home is conveniently situated within the popular Chelston area of Torquay within easy access of sought after schools, local stores, parks, public transport and the sea front. The property also benefits from gas fired central heating, a recently fitted roof and a fantastic extension. Viewing of this superb property is highly recommended to appreciate the family sized accommodation on offer.

The property is entered via steps leading you into a welcoming reception hall with stairway to the first floor and storage cupboard under. The lounge is a spacious room with walk-in bay window, wood laminate throughout the ground floor and a log burner giving the room a cozy feeling. There is an opening to a fabulous light and airy open plan kitchen/dining room. The kitchen comes with a modern range of fitments comprising wall, base and drawer units, a range of work surfaces, breakfast bar, inset stainless steel sink drainer unit, built in oven and integral 5 ring gas hob, space for a fridge/freezer and integral dishwasher. Next to the kitchen is a spacious open area, useful for a dining room or another reception room. It is here, the door for the utility room is found with a work surface and plumbing for a washing machine. Forming part of the extension is the good sized, bright and airy dining area, a great place for friends and family to gather.

On the first floor you have a roomy landing with stairs to the 2nd floor and 3 double bedrooms. The master bedroom is a fantastic bright and breezy double room with UPVC double glazing and outlook to front and French doors to a Juliet balcony to the rear. You have access to a good-sized boarded loft room with a light in this room too. The second bedroom is another spacious double bedroom with UPVC double glazed bay window to the front, and bedroom three is a good-sized double with UPVC double glazed window with outlook to the rear. The bathroom is a modern suite comprising of a panelled bath with shower over, pedestal wash basin and low-level W/C.

Bedrooms 4 and 5 are on the 2nd floor and are generous doubles. Bedroom 4 has a UPVC double glazed roof window and restricted head high. Bedroom 5 has a UPVC double glazed window and attractive outlook over rear garden. There is also a shower room with low-level W/C, shower cubicle and wash hand basin completing this level. Outside to the front of the property is a useful driveway, with space for approximately 2 cars. There is also a fantastic, large integral garage with a rear access door leading to the garden. To the rear of the property, you have a raised decked veranda where you can sit relax and enjoy the sun. Further down is a lovely family garden with a lawned area and a rear patio seating area with timber fencing surround and raised mature shrubbery. There is a useful storage area under the raised patio.







STAR POINTS

- Extended Family Home
- 5 Double Bedrooms
- Garage
- Driveway Parking
- 3 Reception Rooms
- Good-Sized Kitchen/Diner
- Pleasant Garden
- 2 Bathrooms
- Close to Schools & Amenities
- Close to Sea Front



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 – TBC

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>

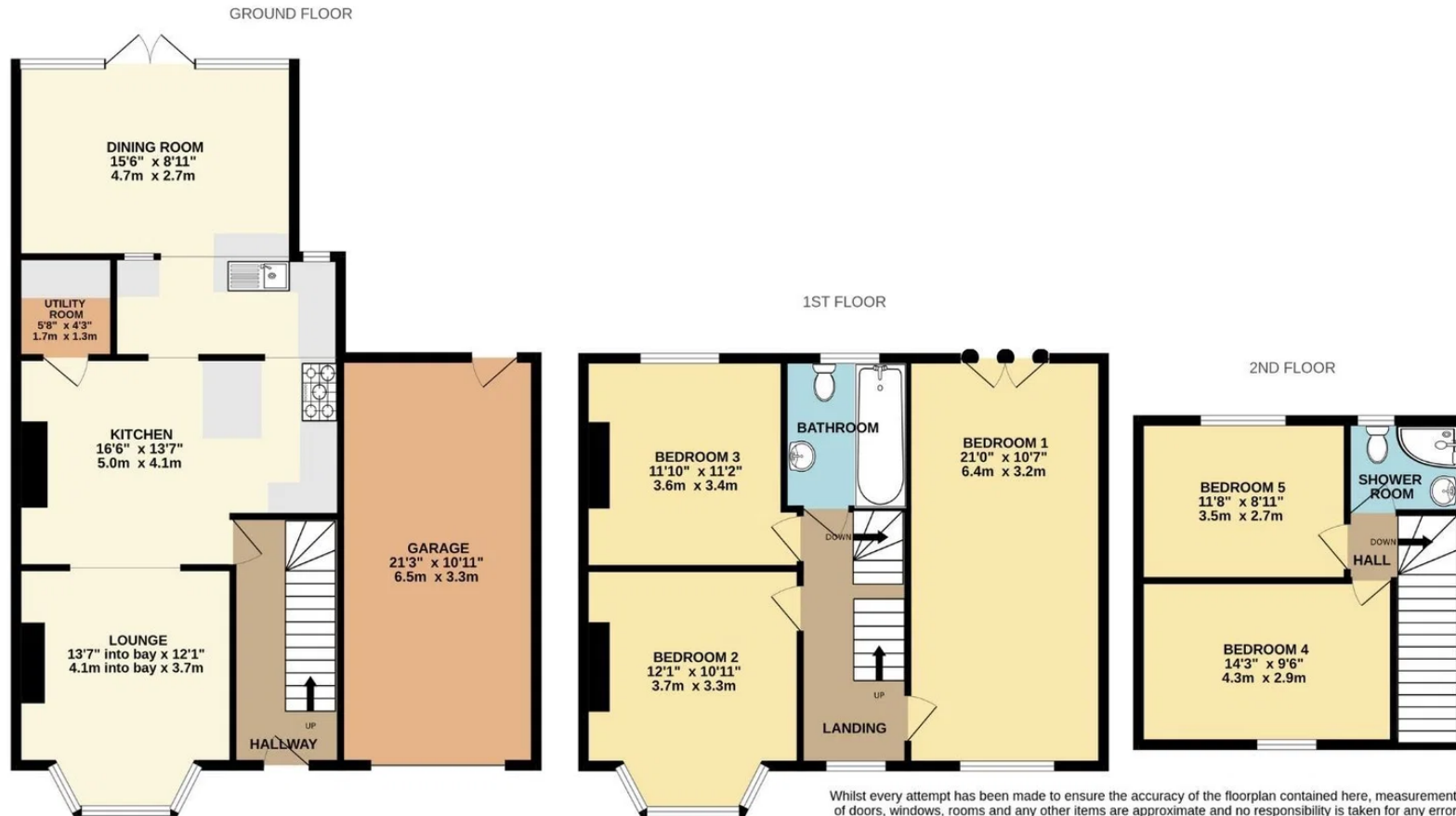
VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

What 3 Words: [reissued.comic.scribble](https://www.what3words.com/reissued.comic.scribble)

Sat-Nav: TQ2 6EB



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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