



Old Mill Road, TQ2 6HT

Offers in the Region of **£170,000**



Rarely available and tucked away from the road, is this well-presented bungalow. The property is conveniently situated within an exclusive, peaceful and enviable location, being well placed for access to nearby Walnut Road shopping parade, Cockington Village, Torquay seafront promenade, park walks and public transport. Additional benefits of the property include gas fired central heating, UPVC double glazing and driveway parking.

Situated at the end of a good-sized drive, tucked off of Old Mill Road, just past the junction of Walnut Road, you will find a gate leading you onto your private patio. A nice size with space for seating, flowerpots and a BBQ.

As you enter the front door you come into a generous sized lounge with feature fireplace and UPVC double glazed window to the front. The lounge is open plan to the kitchen. The fitted kitchen is bright and breezy with UPVC double glazed window to the front, there is a range of wall, floor & drawer units, sink drainer unit, gas hob, electric cooker, plumbing for washing machine and space for fridge freezer. The family bathroom has a panelled bath with shower over, low level W/C and wash hand basin. Two bedrooms complete this bungalow with UPVC double glazed windows.

STAR POINTS

- Bungalow
- NO ONWARD CHAIN
- Driveway Parking
- Private Patio
- Spacious Lounge
- 2 Bedrooms
- Superb Location
- Open Plan Lounge/Kitchen
- Close to Sea Front
- Close to Shops



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 - C

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

Sat-nav: TQ2 6HT

What 3 Words: messaging.reapply.restore

www.garganandhart.co.uk

01803 897321



Gargan & Hart
Estate Agents