

CHRISTOPHER SCALES  
PROVIDED BY  
**exp** UK



**Shiphay Lane | Torquay**

**£300,000**



In a popular residential location the property offers a semi detached family home close to local amenities, grammar schools and Torbay Hospital.

Approached from the road a large driveway provides off road parking for several vehicles and leads to a converted garage which is accessed via sliding patio doors and could easily be reinstated by replacing with a garage door. Once inside, the entrance hall leads to the ground floor accommodation which flows from the bay windowed sitting room into the dining and the recently fitted kitchen. From the dining room is access to a useful basement area with a WC and access to the level rear garden. On the first floor are three bedrooms and bathroom/WC. An internal inspection is highly recommended in order to appreciate the superb accommodation on offer and the sought after residential location.

**The accommodation comprises,** Storm porch with light point and door to:

**ENTRANCE HALL** - 3.76m x 1.17m (12'4" x 3'10") Coved ceiling with pendant light point, smoke detector, picture rails, stairs with handrail to first floor, radiator with thermostat control, doors to:

**SITTING ROOM** - 5.03m x 3.07m plus bay window (16'6" x 10'1") Coved and textured ceiling with directional spotlights, UPVC double glazed bay window to front aspect, radiator with thermostat control, fireplace with inset gas fire, double doors:

**DINING ROOM** - 3.33m x 2.77m (10'11" x 9'1") Coved ceiling with directional spotlights, smoke detector, UPVC double doors opening onto a decked balcony overlooking the rear garden, radiator with thermostat control, door to basement, opening to:

**KITCHEN** - 3.56m x 3.4m (11'8" x 11'2") Directional spotlights, UPVC double glazed window to rear aspect, door to hallway. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset gas hob with extractor over, inset sink and drainer with mixer tap over, wall cabinets, built in oven, space and plumbing for dishwasher, breakfast bar.

**FIRST FLOOR LANDING** Textured with pendant light point, hatch to loft space, smoke detector, UPVC double glazed window, airing cupboard with radiator and slatted shelving, doors to:

**BEDROOM ONE** - 4.14m x 3.05m (13'7" x 10'0") Coved ceiling with pendant light point, UPVC double glazed windows to front aspect, radiator with thermostat control, built in double wardrobe, storage cupboard.

**BEDROOM TWO** - 4.14m x 2.36m (13'7" x 7'9") Coved ceiling with pendant light point, UPVC double glazed window to rear aspect with open outlook, radiator with thermostat control, built in double wardrobe.

**BEDROOM THREE** - 3.05m x 2.11m (10'0" x 6'11") Coved ceiling with pendant light point, UPVC double glazed windows to side aspect, radiator with thermostat control.







**BATHROOM/WC** - 2.44m x 2.13m (8'0" x 7'0") Light point, extractor fan, UPVC obscure glazed windows. Comprising panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls, heated towel rail, shaver socket.

**BASEMENT** Divided in to two rooms with light points, radiators with thermostat control and double glazed windows to rear, WC and a UPVC double glazed door opening onto the rear garden.

### OUTSIDE

**FRONT** At the front of the property is a large concrete driveway providing off road parking for several vehicles and there is a pathway to front door. There is a lawned garden enclosed by timber fence and low level brick wall with small trees and shrubs.

**REAR** At the rear of the property is a level and enclosed garden, accessed from the garage or basement.

**CONVERTED GARAGE** - 4.88m x 2.57m (16'0" x 8'5") Accessed via sliding patio doors, with strip lights, power sockets, window to rear and a door leading to the rear garden.

### USEFUL INFORMATION

Tenure - Freehold

Age - To be confirmed

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

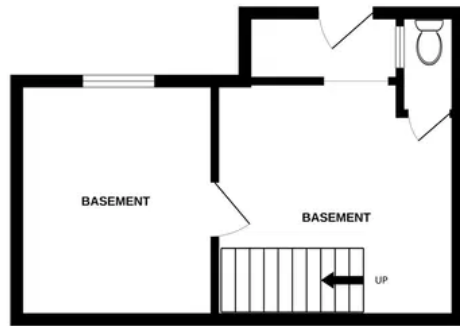
Council Tax - Tax band C

EPC Rating - C/70 potential - B/81

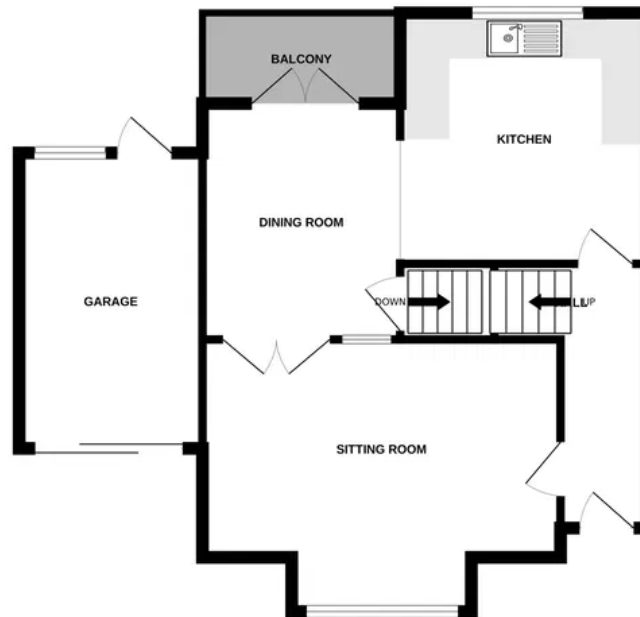
Mobile & Broadband - To be confirmed



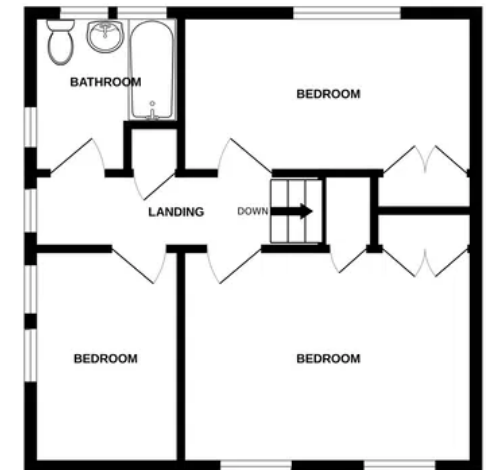
BASEMENT



GROUND FLOOR



1ST 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.  
Made with Metropix ©2025

# CHRISTOPHER SCALES

POWERED BY  
**exp** <sup>®</sup> UK

Tel No - 07713352747  
Email - christopher.scales@exp.uk.com  
Website - christopherscales.exp.uk.com