



37 Hameldown Close, Torquay – TQ2 7JJ
£295,000



37 Hameldown Close

Torquay

Beautifully presented three bedroom end terrace home with a superb family room extension, landscaped corner garden, open outlook, garage, two car driveway and EV charging. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully presented three bedroom end of terrace home
- Move in ready with excellent condition throughout
- Substantial family and dining room extension
- Spacious lounge with a flowing ground floor layout
- Modern kitchen with integrated appliances
- Principal bedroom with walk-in wardrobe
- Landscaped corner garden with distinct seating and play areas
- Private cul de sac position with an open outlook towards fields
- Driveway parking for two cars and detached garage
- Ohme electric vehicle charger and convenient commuter access



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Hameldown Close lies within the established residential area of Shiphay, offering a practical balance of local amenities, green spaces and access to the main routes around Torbay. For those commuting to Newton Abbot, Exeter or Paignton, the connection via Marldon Road to the A380 at Gallows Gate is a particular advantage, providing access to the ring road and the wider South Devon road network. For everyday outdoor time, Shiphay Park, also known as Marldon Open Space, lies between Tamar Avenue and Torridge Avenue. Its open grassed areas and children's play facilities provide a useful local space for recreation, with the park also used by dog walkers. This gives families an additional outdoor option close to the surrounding residential streets. The wider area offers considerable variety for longer walks. Conqueror Wood, in the Gallows Gate area, provides woodland walking and elevated views, while Cockington Country Park offers a more extensive choice of routes through woodland, parkland and around the

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and its Orchard nursery are located on Exe Road, while Torquay Boys' Grammar School and Torquay Girls'

ol are also based in Shiphay. This useful consideration for households and nursery, primary and secondary places subject to the relevant

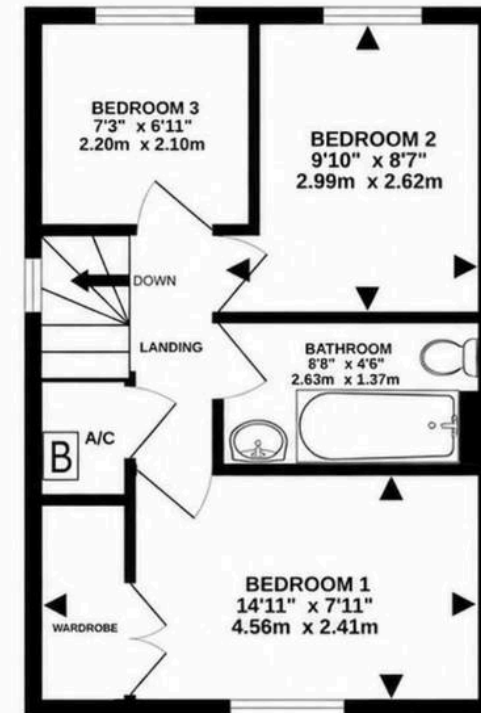
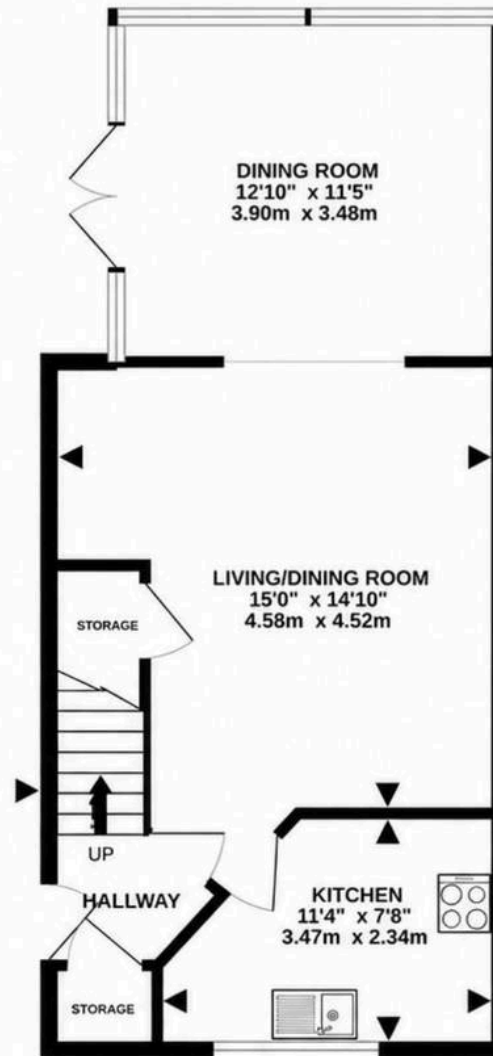
arrangements. Day to day shopping is served by the Co-op on Cadewell Lane, while the



GARAGE
135 sq.ft. (12.5 sq.m.) approx.

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.

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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