



Chinkwell Rise, TQ2
Torquay



Guide Price
£250,000 - £270,000

A rare opportunity to acquire a semi-detached bungalow, enjoying a cul-de-sac location in the popular area of Shiphay. Tucked away at the end of the cul-de-sac and excellently presented the accommodation briefly comprises entrance porch, sitting/dining room, kitchen, 2 bedrooms and a bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and doors and gas central heating. Outside are gardens to the front and rear, driveway parking and a single garage. The property also enjoys an open outlook a across the surrounding area from the rear.

A pathway through the lawned front garden leads you to the front door that takes you into your porch with door to the generous sized lounge/diner with large UPVC double glazed windows to front allowing light to flow in and a window to the side makes this a lovely room. A door leads you into the Kitchen with UPVC double glazed windows to rear aspect with open outlook, fitted kitchen with a range of wall, base and drawer units, inset single sink and drainer with mixer tap over, built in electric hob and oven, space and plumbing for automatic washing machine, built in fridge/freezer, wall-mounted gas combination boiler supplying gas, central heating and domestic hot water on demand and UPVC double glazed door opening onto the rear garden. Bedroom 1 is a good sized with double glazed window overlooking the garden, and bedroom 2 is another good-sized double with double glazed window with outlook to the front. The modern bathroom comprises panelled bath with shower over, pedestal hand wash basin with cupboard, and low-level WC. Outside to the front of the property is a lawned garden with flowerbed borders and a central pathway leading to the front door, with a further section of garden laid to stone chippings for ease of maintenance, with outside store cupboard housing the gas and electric meters. Next to the property is a single garage with metal up-and-over door, light and power connected, and eaves storage. To the rear of the property is a good-sized garden with a lovely outlook. Steps from the kitchen lead down to a lovely patio. A path and side gate leads you to the front, handy for getting the garden waste out. A further patio with a lovely timber pergola makes another lovely seating place. A lawned area with a couple of steps down to another lawned area. There is also a outside light, outside tap, and a lawned garden with flower bed border and enclosed by timber panelled fence. The garden enjoys an open outlook across the surrounding area and countryside. A great place to relax and entertain.





STAR POINTS

- Semi-Detached Bungalow
- 2 Double Bedrooms
- Close to Amenities
- Excellent Condition
- Lovely Garden
- Garage & Off-Road Parking
- Sought After Location
- Level Access
- Cul-De-Sac Location
- Close to Hospital

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - C

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.

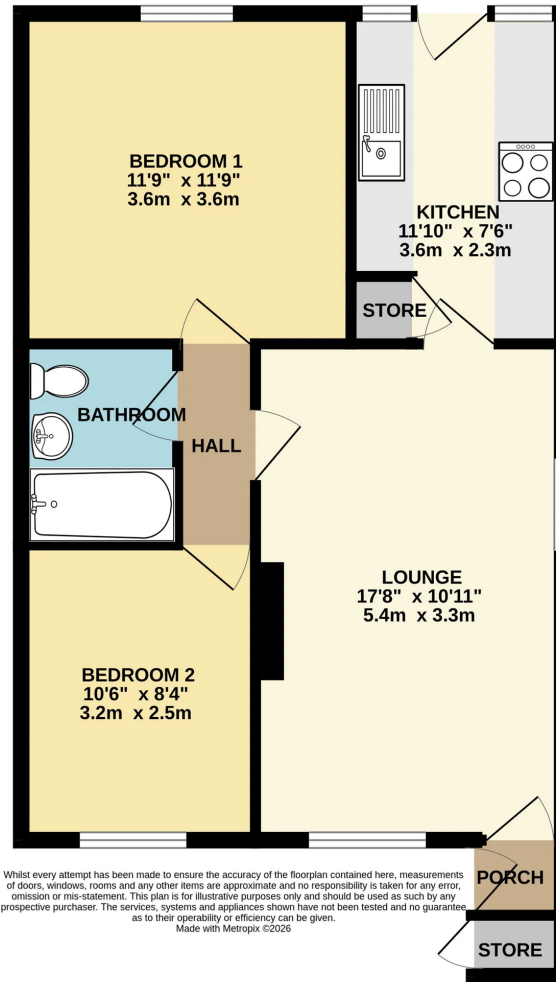
DIRECTIONS

What 3 Words: octopus.youths.crucially

Sat-Nav: TQ2 7RX



GROUND FLOOR



www.garganandhart.co.uk

01803 897321



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Estate Agents