



Glebeland Way, Shiphay
Torquay

 **Gargan & Hart**
Estate Agents



Offers in the Region of
£190,000 - £200,000

Situated within the popular Veille Park area of Shiphay, Torquay, is this attractive and modern semi-detached house. The tastefully presented accommodation comprises of a spacious lounge, modern kitchen/diner, two double bedrooms and bathroom. The property also benefits from gas fired central heating and UPVC double glazing throughout. Outside there is off road parking and a garage located nearby, with lovely enclosed and attractive gardens to the rear and side, offering potential to extend the property, subject to the usual building and planning consents. Viewing of this excellent home, which is being marketed for sale with no onward chain, will require internal inspection to be fully appreciated.

As you enter the property through the front door you will be welcomed into a lovely hallway. To your right you will find a door leading into the kitchen. This room comprises; a window with outlook to front, modern range of wall, base and drawer units with rolled edge work surfaces, stainless steel single drainer sink unit with mixer tap, plumbing for a washing machine, space for cooker and fridge freezer as well as a useful built-in larder. At the end of the hallway you will find the spacious, light and airy lounge with stairway to first floor. There are sliding patio doors leading out to rear garden, feature fireplace with wood surround and coved ceiling.

To the first floor you will find bedroom 1 with outlook over the rear garden and bedroom 2 with a window to the front of the property and a built-in airing cupboard, both rooms are good sized double bedrooms. On this floor you will also find the family bathroom with an obscure window to front aspect, white suite comprising panelled bath with electric shower unit over, low level WC and pedestal wash basin.

Outside you can find a sunny and private paved patio area with feature stone walling. The rear tiered garden is attractively landscaped and is predominantly laid to lawn, extending to the side of the property, offering potential to extend the property. The garden is well stocked with mature flower and shrub beds, providing a good deal of privacy and seclusion. Close by you will find a single garage that also has space in front for a single vehicle to park.





STAR POINTS

- Modern Semi-Detached house
- CHAIN FREE
- Spacious Lounge
- Potential to Extend
- Garage & Off Road Parking
- Modern Kitchen
- 2 Double Bedrooms
- Attractive Gardens
- Popular Location
- Double Glazing Throughout

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Local Authority - Torbay Council

EPC - D

There is a water meter at the property.

For prices & more information about Council Tax go to the local authorities website.

<https://www.torbay.gov.uk/council-tax/>

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: verb.clip.depths

Sat-Nav: TQ2 7RP





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 ©2023

www.garganandhart.co.uk

01803 897321



Gargan & Hart
Estate Agents