

CHRISTOPHER SCALES

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Sherwell Rise South, Chelston, Torquay

£215,000

In the sought-after Chelston area of Torquay, the property offers a mid-terrace family home with gardens to the front and rear.

Chelston is a very popular area of Torquay with a well-regarded primary school and good access to Torquay Boys Grammar and Girls Grammar Schools. There are a range of amenities nearby, including a convenience store, pub and post office, and also a parade of shops at Old Mill Road and Walnut Road.

Internally the property is accessed via an entrance hallway with the ground floor accommodation comprising a through sitting/dining room with bay window to the front aspect and a kitchen with door leading onto the rear garden. On the first floor a landing leads to three bedrooms and a bathroom/WC. The property has UPVC double-glazed windows and doors and gas central heating. This property would make an ideal first home or investment purchase and an internal inspection is highly recommended.

The accommodation comprises, UPVC obscure glazed door to:

ENTRANCE HALL - 3.2m x 1.63m (10'6" x 5'4") Pendant light point, picture rails, stairs with handrail to first floor, radiator, under-stairs storage cupboard, doors to:

SITTING/DINING ROOM - 7.32m x 3.66m (24'0" x 12'0") Maximum measurements.

SITTING AREA Coved ceiling with pendant light point UPVC double glazed bay window to front aspect, radiator with thermostat control, TV connection point, telephone point, stone fireplace.

DINING AREA Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, serving hatch to kitchen.

KITCHEN - 3.23m x 2.41m (10'7" x 7'11") Strip light, UPVC obscure glazed window, under stairs storage, UPVC obscure glazed door opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, eye level cabinets, built-in electric oven, space and plumbing for washing machine, space and plumbing for slimline dishwasher, wall mounted boiler, space for upright fridge freezer.

FIRST FLOOR LANDING Pendant light point, smoke detector, hatch to roof space, picture rails, doors to:

BEDROOM ONE - 4.06m x 3.58m (13'4" x 11'9") Maximum measurements. Pendant light point, UPVC double glazed bay window to front aspect, radiator with thermostat control.

BEDROOM TWO - 3.58m x 3.23m (11'9" x 10'7") Maximum measurements. Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, fitted double wardrobe to chimney recess.

BEDROOM THREE - 2.21m x 1.98m (7'3" x 6'6") Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.





BATHROOM/WC - 1.85m x 1.65m (6'1" x 5'5") Light point, extractor fan, UPVC obscure glazed window. Panelled bath with shower attachment over, pedestal wash hand basin, WC, heated towel rail.

OUTSIDE

FRONT - At the front of the property is a lawned garden enclosed by hedgerow and timber fence with a paved pathway leading to the front door.

REAR - To the rear of the property and accessed from the kitchen is a low maintenance garden laid to stone chippings and paving slabs enclosed by stone wall and timber fence with a gate leading on to a rear service lane.

USEFUL INFORMATION

Tenure – Freehold

Age - 1930's

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band B

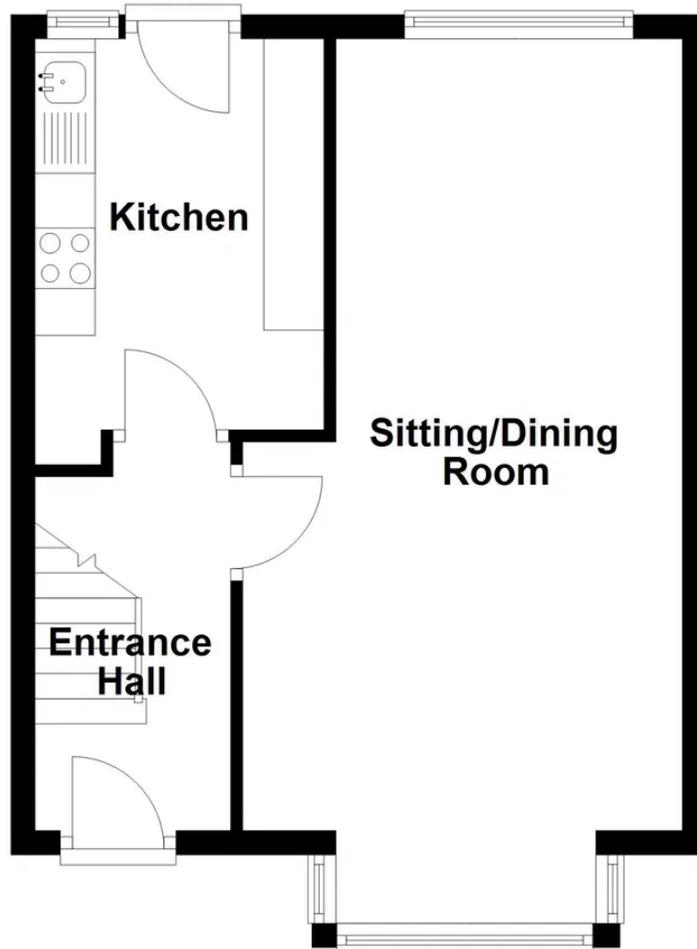
EPC Rating - C/68 potential - B/88

Broadband - To be confirmed

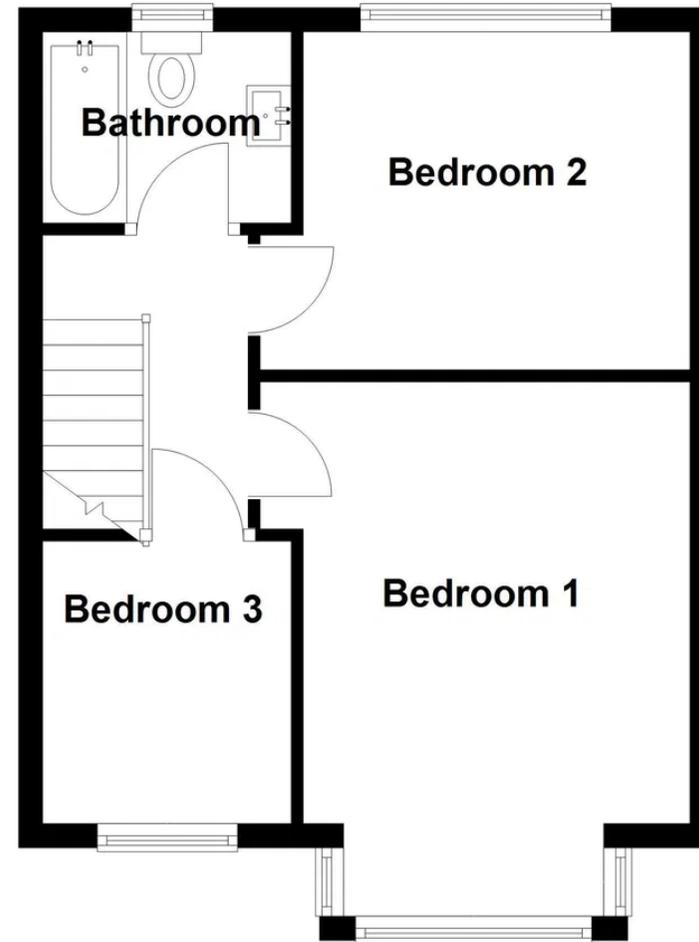
Mobile - To be confirmed



Ground Floor



First Floor



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