







Taylors
sales & lettings

GUIDE PRICE OF £210,000 to £220,000

Sherwell Lane,
Chelston, Torquay,
TQ2 6BG

Extensively Refurbished, Spacious Four Bedroom Three-Storey Maisonette – No Onward Chain.
Situated in the heart of Chelston, within easy reach of local shops, schools and amenities, this substantial, smartly presented three-storey maisonette offers spacious and highly flexible accommodation, with the opportunity for a purchaser to adapt the layout to suit their individual requirements. Arranged over three floors, the property offers four bedrooms, family bathroom, a ground floor shower room/WC and a choice of reception and living spaces, making it particularly appealing to larger families, buyers requiring space to work from home or those considering multigenerational living.





Ground Floor

The accommodation is approached via the small front garden and UPVC front door, through a private entrance hall, leading to a reception room with a bay window to the front, and a period feature fireplace.

To the rear is a good-sized kitchen/diner with a range of white fitted units, plumbing for a washing machine and built-in oven & hob. The dining area features a window seat, looking through the large picture window over the park and a WC/shower room, offering considerable flexibility.

First Floor

The first floor provides three bedrooms, including two double bedrooms and a further single bedroom, together with a family bathroom.

The principal bedroom features dual windows and enjoys views over Sherwell Park.

Second Floor

Occupying the top floor is an impressive and versatile open-plan room.

With large dormer windows, air conditioning and views over the Park and the surrounding woodland, this room could equally serve as a substantial principal bedroom, additional reception room, home office or creative studio. An impressive oak veneer wood floor really makes this room feel really special.

Outside

The property benefits from a easy-maintenance front garden area, with on-street parking available nearby and potential for off-street parking (ask the agent for details).

A Property Offering Space and Flexibility

The accommodation provides an opportunity for purchasers seeking a larger home with the flexibility to accommodate changing family requirements, home working or additional living space.

Offered with vacant possession and no onward chain, the property is available for an early completion.

Brand New 999-Year Lease – Freedom and Flexibility

The property is sold with a brand new 999-year lease at a peppercorn ground rent, meaning no annual ground rent is payable. Designed to offer the practical benefits associated with freehold ownership, the lease will permit owners to rent out the property and enjoy freedom in how they use their home. With an exceptionally long lease term, there are no concerns about a diminishing lease or the future expense of lease extensions for generations to come. This provides excellent long-term security, flexibility and peace of mind for both homeowners and investors.

Viewing is recommended to truly appreciate the space, layout and potential on offer.

Further Information
Council Tax: Band B – approximately £1,828 per annum.

Mains Services: Mains water, gas, electricity and drainage.
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Broadband: Full Fibre broadband available to order, according to BT Openreach.
according to BT Openreach.
Mobile Coverage: EE (good); O2, Three and Vodafone (average to good). 4G/5G coverage varies by provider.
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Construction: Traditional brick construction with stud dormer extension
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Flood Risk: Low risk from rivers and the sea.
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Address ‘Sherwell Lane, Chelston, Torquay, TQ2 6BG’

Tenure ‘Freehold’

Council Tax Band ‘B’

EPC Rating ’75 | C’