

**SAMPLE  
MILLS**



**Hawkins Avenue  
Chelston  
Torquay  
Devon**

**£300,000**  
FREEHOLD





**Hawkins Avenue, Chelston, Torquay,  
Devon**

**£300,000 freehold**

A spacious Semi-Detached property situated in the popular area of Chelston, Torquay, providing easy access for all local amenities. The accommodation has been very well maintained and upgraded over the years, and the property is located in the prominent position of Chelston with easy access for all local facilities including primary and secondary schools, shops, church, conservation area, Cockington Country Park, seafront, the A380, A38, M5 motorway and train station within walking distance.

The accommodation internally comprises entrance hallway, lounge, separate dining room and a recently fitted high specification kitchen on the ground floor. On the first floor, there are 3 bedrooms and a family bathroom.

The property has ample parking to the front and it has driveway to the side with garage and under house storage. The gardens are paved for ease of maintenance, level and well maintained.

Viewing of this property is highly recommended for those seeking a property in this sought after location.



uPVC double glazed door and display window to:

#### Entrance Porch

Outside lighting. Double glazed door and display window to:

#### Entrance Hallway

Book shelving. Coving to ceiling. Smoke detector. Double panelled radiator. Wooden panelling to stairs. Thermostat control for central heating. Built-in utility/storage cupboard. Glass panelled hardwood oak door through to:

#### Lounge – 3.60m x 3.40m (11'10" x 11'2")

Feature fireplace with gas fire, wooden surround, marble effect insert, raised hearth and mantle over. uPVC double glazed windows looking over the front. Coving to ceiling. Double panelled radiator. Glass panelled hardwood oak door through to:

#### Dining Room – 3.40m x 2.90m (11'2" x 9'6")

Built-in storage cupboard with full length bronze mirrored sliding doors and shelving behind. Single panelled radiator. uPVC double glazed French doors providing access onto the rear of the property. Glass panelled hardwood oak door through to:

#### Kitchen – 2.40m x 2.10m (7'10" x 6'11")

Recently refitted to a high specification. Good range of fitted base units. Mirosstone worktop surface areas. Drainer 1½ stainless steel with tap over. uPVC double glazed window. Shelving. Range of wall mounted cupboards. Built-in Neff hob. Hoover extractor fan. Built-in stainless steel Neff oven with hide and slide door. Range of wall mounted cupboards. Mirosstone worktop surface areas and prep area. Upstands. Wooden flooring. uPVC double glazed door providing access to the rear.

#### Staircase leading to the landing

Wooden balustrade. uPVC double glazed window to the side. Smoke detector. Access to large loft area which is mostly boarded out, fitted with a smoke detector and a wooden loft ladder. Loft houses gas central heating boiler. Hardwood oak doors off to:

#### Bedroom 1 – 4.30m x 3.10m (14'1" x 10'2")

Built-in mirror fronted wardrobes with sliding doors. uPVC double glazed window to the front. Double panelled radiator. Coving to ceiling.

#### Bedroom 2 – 3.40m x 3.00m (11'2" x 9'10")

uPVC double glazed window with outlook over the rear. Double panelled radiator. Built-in double fronted wardrobes with mirror doors, hanging rails and shelving. Recessed area with shelving. Coving to ceiling.

#### Bedroom 3 – 2.30m x 2.10m (7'7" x 6'11")

Built-in double wardrobes, mirror fronted sliding doors, hanging rails and shelving. uPVC double glazed window looking over the front. Wall mounted heater which runs off the gas central heating system. Shelving. Circular light.

#### Bathroom

Comprises a 3 piece suite. 2 drawer Roca vanity wash-hand basin and tap. Mirrored bathroom cabinet with lights and fixed shaver point/charger. Slim wall hung Roca cupboard with shelving. Comfort height w/c. Wooden flooring. Large walk-in shower with fitted Aqualisa Midas power shower with a fixed rain shower head and separate adjustable handset. Concealed lighting. uPVC double glazed windows. Chrome fitted ladder radiator. Fan heater above door.

#### Garage – 5.50m x 2.90m (18'1" x 9'6")

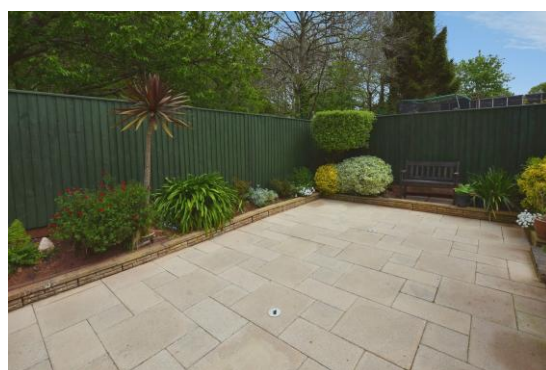
Electric remote controlled up and over door. Power and light.

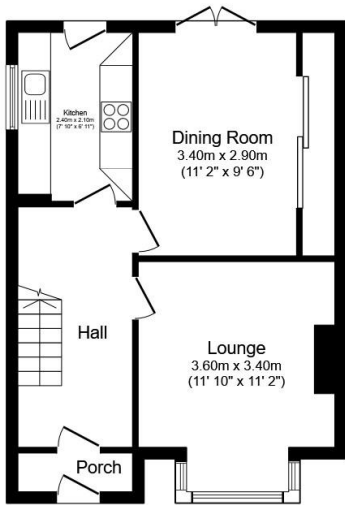
#### Outside

To the front, the property has off road parking for several cars with a paved driveway and a further driveway to the side leading to the garage. A wooden gate provides access to the rear, where there is a raised decking area, accessed off the dining room, and a paved garden providing easy maintenance to the rear with borders, shrubs, plants, and a pagoda, leading through to a further patio area and seating area, wooden fence surround and range of plants and shrubs. The property also has useful under house storage area that runs ¾ length of the property, which has power and light.

#### Agent's Note

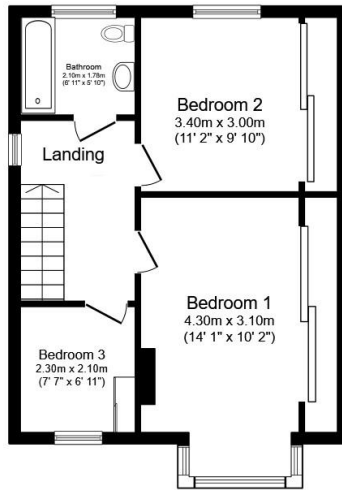
Council Tax Band: 'C' Torbay / EPC Rating: 'C' /Long Term Flood Risk: Very Low





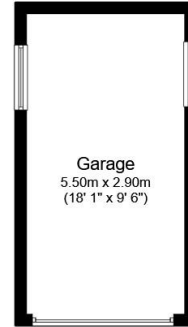
**Ground Floor**

Floor area 47.2 sq.m. (508 sq.ft.)



**First Floor**

Floor area 45.5 sq.m. (490 sq.ft.)



**Garage**

Floor area 16.0 sq.m. (172 sq.ft.)

**Total floor area: 108.7 sq.m. (1,170 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.