



Courtland Road, Shiphay, TQ2 6JS

Asking Price Of £339,500

Conveniently located for Torbay Hospital, the Devon Link Rd, schools and bus routes and enjoying a superb open outlook is this semi detached house. The property is up for sale for the 1st time since it was built in the 60's and the accommodation consists of: 3 bedrooms, 2 receptions, kitchen, bathroom and WC. Garage, parking, front and rear gardens.

- 3 BEDROOMS
- 2 RECEPTIONS
- GARAGE AND PARKING
- OPEN VIEWS
- FRONT AND REAR GARDENS

## Entrance Hall

Double glazed window and door to front, double glazed window to side. Stairs rising to 1st floor. Cloaks cupboard, utility cupboard with light and cupboard housing the warm air central heating boiler,(disconnected). Doors to:

## Lounge - 6m x 3.6m max (19'8" x 11'9" max)

Double glazed window to front enjoying a superb open outlook across Torquay. Gas fire with tiled hearth and surround, serving hatch to kitchen.

## Dining Room - 3.5m x 2.3m (11'5" x 7'6")

Double glazed window to rear.

## Kitchen - 3.1m x 2.8m (10'2" x 9'2")

Fitted with a modern matching range of wall and base mounted units and drawers with roll edge work surface over. Single bowl stainless steel sink unit with mixer tap. Fitted electric oven and hob with cooker hood above. Spaces for washing machine, fridge and freezer. Double glazed window and door to rear.

## Bathroom

Fitted with a 2 piece suite comprising of: Panelled bath with electric shower and wash hand basin set within vanity unit with cupboard below. Double glazed window to side.



## WC

Low level WC, double glazed window to side.

## 1st Floor Landing

Access hatch to loft space, double glazed window to side. Storage cupboard and doors to:

## Bedroom 1 - 4.5m x 3.3m (14'9" x 10'9")

Double glazed window to front enjoying a superb open outlook across Torquay.

## Bedroom 2 - 3.3m x 3.2m (10'9" x 10'5")

Double glazed window to rear.

## Bedroom 3 - 3m x 1.8m (9'10" x 5'10")

Double glazed window to side.

## Outside

To the front of the property is a driveway leading up to the garage. The front garden is mainly paved for ease of maintenance with mature inset shrubs. A gate gives access to the side of the property where there is a paved patio, 2 sheds and bedding area. To the rear, the garden is enclosed and laid mainly to lawn.

## Garage - 5.8m x 3.1m min (19'0" x 10'2" min)

Up and over door, modern consumer unit, gas meters, water tap and lighting.

## Address

Courtland Road, Shiphay, TQ2 6JS

## Tenure

Freehold

## Council Tax Band

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## Viewing Arrangements

By appointment only

## Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.