



## Banbury Park, Shiphay, TQ2 7HN

Asking Price Of £450,000

Located in what is considered by some to be the most desirable road in Shiphay, a well appointed three bedroom semi detached house. This beautiful home has spacious living accommodation with two generous reception rooms plus a study. The kitchen stretches across the full width of the property and leads to the stunning, large well kept garden. There is ample parking at the front on an attractive block paved driveway which in turn leads to the detached garage. Taylors have no hesitation in recommending this fine home which is also close to a wide range of local amenities including shops, takeaways, a post office, primary school, two grammar schools and also not far from Torbay Hospital.

- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- LARGE CORNER PLOT GARDEN
- GARAGE AND PARKING

Double glazed entrance door with double glazed stained glass panel, frosted double glazed sidelights and window over to:-  
RECEPTION HALL Stairs to the first floor. Built in under stairs storage cupboards. Radiator. Wood effect flooring. Coved ceiling. Built in meter cupboard. Telephone point. Doors to:-  
STUDY 6' 9" x 6' 1" (2.07m x 1.87m) Frosted double glazed window to the side aspect. Radiator. Wood effect flooring. Built in cupboard housing the gas fired boiler which supplies the central heating and hot water systems. Door to:-  
CLOAKROOM/WC Suite comprising close coupled WC with push button flush, towel rail style radiator, pedestal wash hand basin with tiled splashback. Wood effect flooring. Extractor fan.  
DINING ROOM 9' 4" x 10' 9" (2.86m x 3.30m to either side of chimney breast ) Radiator. Door through to the kitchen. Coved ceiling. Built in storage cupboards with fitted shelving over fitted to either side of the chimney breast. Large opening to:-  
LIVING ROOM 12' 3" x 11' 6" (3.75 into bay max m x 3.53 to either side of chimney breast m) Double glazed bay window to the front aspect enjoying an open outlook across the surrounding area and across the park to the front. Feature fireplace with wooden surround, tiled hearth and inset living flame gas fire. Coved ceiling. Radiator. KITCHEN 17' 10" x 7' 6" (5.46m x 2.31m) Fitted with a comprehensive range of wall and floor mounted kitchen units comprising cupboards and drawers. Wood edged work surfaces with tiled splashbacks. Inset four ring ceramic hob with fitted cooker hood over. Built in electric oven. Inset stainless steel sink unit with monobloc mixer tap. Breakfast bar seating area. Double glazed windows to side and rear aspects enjoying an open outlook across the garden and to the surrounding area. Space for washing machine. Further appliance spaces. Inset downlighters. Double glazed door leading to the rear garden.



FIRST FLOOR LANDING Double glazed window to the side aspect. Doors to:-  
BEDROOM ONE 12' 1" x 11' 11" (3.68m x 3.62m) Double glazed bay window to the front aspect enjoying an open outlook across the surrounding area and across the park. Radiator.  
BEDROOM TWO 13' 0" x 11' 9" (3.96m x 3.59m) Double glazed window to the rear aspect enjoying an open outlook across the surrounding area and overlooking the rear garden. Radiator.  
BEDROOM THREE 7' 10" x 7' 2" (2.40m x 2.18m) Double glazed window to the front aspect. Radiator.  
BATHROOM 8' 3" x 7' 2" (2.52m x 2.18m) Newly fitted with a 3 piece white suite comprising of: Panelled shower bath with mixer tap and mains shower, low level WC with concealed cistern and wash hand basin with mixer tap set into high gloss vanity unit with cupboards below and illuminated mirror behind. Frosted double glazed window to the rear aspect, radiator.  
OUTSIDE To the front of the property a block paved driveway offers parking for approximately three to four cars. The front garden is mainly laid to lawn. The driveway also leads to the detached garage with up and over door. A gate gives access to the rear. The rear garden is divided into several areas comprising lawn, paved patio with pergola, further seating area and vegetable gardens all enclosed by timber fencing and walling.

## Address

Banbury Park, Shiphay, Torquay, TQ2 7HN

## 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.