



Sherwell Rise South | Torquay | TQ2 6NE

Asking Price Of £295,000

A fine 3 bed semi-detached house conveniently located just off Nutbush Lane in Torquay. Served well by local shops, good schools and with direct access to the Devon Express Way to Exeter and beyond. The property has a traditional layout with a lounge, large kitchen/diner and conservatory to the ground floor with the three good sized bedrooms and bathroom to the first floor. The property has a fitted kitchen with built-in Neff appliances plus double glazing and gas central heating. To a number of rooms there is attractive, solid oak flooring and for those who enjoy an open fire, the property still retains the original open fireplace to the lounge. There is ample off-road parking for several vehicles plus a pretty garden frontage. The rear garden is of a good size being lawn and enclosed. From the front of the property are delightful open views across the locality. With no onward chain and we recommend an early viewing to fully appreciate the plot and accommodation on offer.

- 3 BED SEMI DETACHED HOUSE
- VIEWS
- LARGE CONSERVATORY
- PARKING
- DOUBLE GLAZING AND CENTRAL HEATING
- NO CHAIN

Porch - Glazed outer door with tiled floor and double glazed inner door to:-

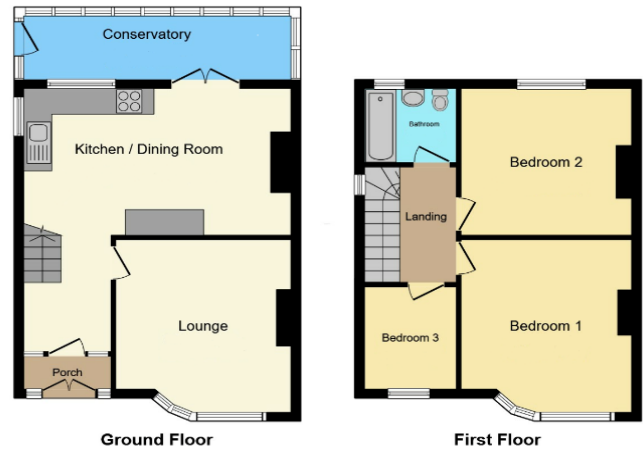
Hallway - Spacious hallway which opens to the kitchen diner, and also has a useful under stairs cupboard with electric meter and fuse box.

Lounge 4.0 m x 3.8 m at widest appoints into the bay window. A bright lounge enjoying an open outlook across the local area and having solid oak flooring plus the original open tiled fireplace. Radiator.

Kitchen/Diner 5.2 m x 3.4 m of widest points. The kitchen area is fitted with a range of matching wall and base units with granite effect countertops over. There is a range of built-in Neff appliances including gas hob and double oven with Rangemaster cooker hood over. There is also a built-in fridge and freezer. Cupboard housing, Worcester gas boiler supplying central heating and hot water. To either side of the chimney breast are matching dresser style units, both with glazed doors and one having a central wine rack. The walls to the worktop areas have white Metro tiling plus there are double aspect double glazed windows overlooking the side and out to the rear garden. Solid oak flooring. Radiator. The dining area will easily accommodate a 4 to 6 seater table and enjoys a pleasant outlook over the rear garden. Double glazed doors to:-

Conservatory 5.7 m x 1.5 m at widest points. Glazed to two sides with door to the parking area and leading onto the rear garden. Power points and lighting. Water supply for washing machine or similar. Tiled flooring

First floor landing - Access to loft space. This may be possible to convert to extra living accommodation subject to all the usual planning consents survey etc. Double glazed window.



Bedroom 1. 4.1 m x 3.4 m at widest points into the bay window. Spacious double bedroom with double glazed bay window enjoying a fine open outlook across Torquay. Solid oak flooring. Radiator.

Bedroom 2. 3.7 x 3.4 m at widest point. Another good double bedroom having a double glazed window to the rear overlooking the garden. Radiator. Solid oak flooring. Radiator.

Bedroom 3. 2.3 m x 2.0 m at widest points. Single bedroom with a double glazed window, enjoying a similar outlook two bedroom one. Radiator. Solid oak flooring.

Bathroom - A white bathroom suites comprising open sided freestanding bath and Mira shower over. Wash handbasin and low-level WC. Double glazed window. Tiled walls. Radiator.

Outside - To the front of the property is an attractive garden planted with a variety of trees and shrubs.

Parking - A gated driveway, provides off-road parking for several vehicles, and it may be possible to build a garage, subject to any consents permissions etc.

Rear garden - The rear garden is mostly lawn and is enclosed by fence panelling being of a good size and enjoying an open outlook across the valley and a sunny aspect.

Agents note - The current vendors have architects drawings for a rear extension which are available to view if required. Please note these are only drawings and no planning has been submitted. You should make your own enquiries regarding this matter prior to purchase.

Address

'Sherwell Rise South, Torquay, TQ2 6NE'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'C'

Contact Details

117 Union street
Torquay
Torbay
TQ1 3DW

www.taylorsestates.co.uk

info@taylorsestates.co.uk

01803 201904

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.