



Sherwell Valley Road, Torquay

£275,000



WILLIAMS HEDGE
estate agents



Tel: 01803 554322

67 SHERWELL VALLEY ROAD, TORQUAY, TQ2 6EL

A spacious mid terraced house | Gas central heating | Popular location | Close to shops, buses and school | Porch | Hall | Lounge | Dining room | Kitchen | 3 Bedrooms | Bathroom | Driveway parking | Larger than average garage | Workshop/store | Beautifully landscaped tiered rear garden.

A spacious terraced house situated in a very popular and convenient location. The property was originally built in the mid 1960s' and has been a well loved home for the present owners for over 43 years. The accommodation which has gas central heating comprises porch, hall, lounge, dining room, kitchen, three bedrooms, bathroom. There is a driveway and parking leading to a larger than average garage which in turn leads to a separate work shop/store under the property. The rear garden is a particular feature having been lovingly landscaped and planted and is of good size and offers immense privacy. Also enjoying lovely open views. It should be noted that the garden is laid out on different levels with a number of steps between each level. Chelston is a popular area of the town being well served by local shops, buses and a primary school. Viewing is essential to fully appreciate all that this property has to offer.

The accommodation comprises:

Double glazed sliding door opens to:

ENTRANCE PORCH With glazed door to

HALL With radiator, cupboard under stairs.

LOUNGE 13' 8" into bay x 11' 10" (4.17m x 3.61m) With tiled fireplace and hearth with fitted living flame gas fire, radiator, uPVC double glazed window, TV aerial point.



DINING ROOM 11' 4" x 11' 3" (3.45m x 3.43m) With tiled fireplace and hearth with fitted gas fire, radiator.

KITCHEN 11' 9" x 6' 11" (3.58m x 2.11m) Fitted with range of units comprising work surfaces, inset stainless steel sink unit, cupboards and drawers under, plumbing for washing machine, under work top appliance space, space for cooker, range of wall cupboards, part glazed door to rear garden.

Stairs from hall to

FIRST FLOOR LANDING With access to loft, airing cupboard with hot water cylinder.

BEDROOM 1 14' 1" x 10' 4" (4.29m x 3.15m) With radiator, uPVC double glazed window, TV aerial point.



BEDROOM 2 11' 5" x 11' (3.48m x 3.35m) With radiator, single glazed window.



BEDROOM 3 7' 11" x 7' 11" (2.41m x 2.41m) With radiator, uPVC double glazed window.



BATHROOM With coloured suite comprising panelled bath with electric shower over, folding shower screen, pedestal wash hand basin, close coupled W.C, part tiled walls, radiator.



shrubbed area to a small seating area which takes full advantage of the lovely open views and again a wealth of shrubs bordering. Steps then lead up through more garden and shrubs to the very top where there is a delightful sitting area facing in a sunny southerly direction and enjoying lovely open views.



OUTSIDE

FRONT The front garden is laid to lawn with attractive flower bed and mature wisteria, driveway and parking leading to

GARAGE 16' 2" x 11' 11" (4.93m x 3.63m) With up and over door, light and power, door to rear of garage opens to further

STORE ROOM/WORKSHOP 11' 3" x 8' 8" (3.43m x 2.64m) With light and power.

To the side of the property there is a covered walkway shared with next door leading to the rear garden.



REAR Immediately to the rear is a very private patio area, outside store room with light and power, outside W.C. The rear garden is a particular feature of the property being of very good size. It should be noted however that it is laid out on different levels with a number of steps between each level. From the patio steps lead up to the first area which is lawned with a wealth of shrubs bordering and giving a high degree of privacy. From this level steps lead up through a further

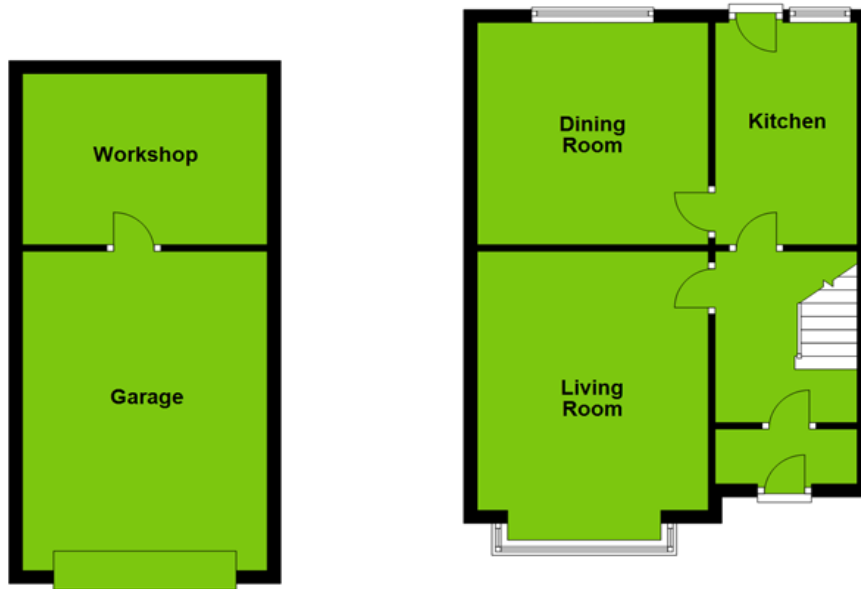
Age: (unverified)	Postcode: TQ2 6EL
Current Council Tax Band: C EPC Rating: D	Stamp Duty: £1,250* at current asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Total Floor Area: approx. 914sqft 85sqm	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.

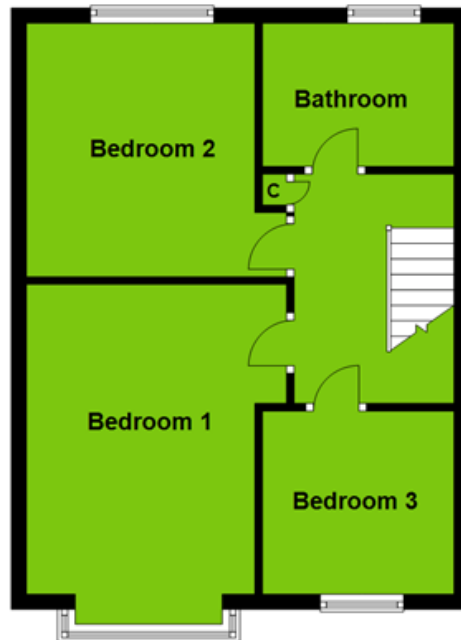
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This floorplan is not to scale and should only be used as a guide

Ground Floor



First Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

W657 Printed by Ravensworth 01670 713330