



Cadewell Lane, Shiphay, Torquay

£319,950



WILLIAMS HEDGE
ESTATE AGENTS



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45 CADEWELL LANE, SHIPHAY, TORQUAY, TQ2 7ER

Semi detached family home | Convenient location | Off-road parking | Garage | Entrance porch
Reception hall | Sitting room with bay window | Dining room with double doors to rear garden
Contemporary kitchen | Utility/rear porch | Ground floor WC | First floor landing | Three bedrooms
Four piece bathroom/WC | Enclosed rear garden

A semi detached family home in the sought-after Shiphay area of Torquay with off-road parking, single garage and an enclosed rear garden. The popular Shiphay area offers a good range of local amenities including convenience stores, primary school, good access to Torquay boys and girls grammar schools, Torbay Hospital, public house and is also well placed for nearby supermarkets, Wren retail park at the willows for Sainsbury's superstore, M&S, DFS, Boots, Home Bargains and Next. For commuters the A380 is nearby providing good access to Newton Abbot for the main line connection to London Paddington, Exeter, M5 and beyond.

Approached from the road a driveway provides off-road parking for three vehicles and leads to the attached single garage and the front door. Once inside, an entrance porch opens into the reception hallway and the ground floor accommodation which comprises a sitting room with bay window to front aspect, dining room with double doors opening onto the rear garden, contemporary kitchen opening into a utility/rear porch and there is a ground floor WC. On the first-floor landing leads to three bedrooms and a four-piece bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and central heating. Internal inspection is highly recommended in order to appreciate this superb family home and convenient location.

The Accommodation Comprises

UPVC obscure glazed door to

ENTRANCE PORCH - 2.01m x 1.5m (6'7" x 4'11")
Pendant light point, UPVC double glazed windows to front and side, obscure glazed door to

RECEPTION HALL - 4.34m x 1.65m (14'3" x 5'5") Coved and textured ceiling with pendant light point, smoke detector, stairs with hand rail to first floor, radiator with thermostat control, under stairs storage cupboard, doors to

SITTING ROOM - 3.76m x 4.5m (12'4" into bay x 14'9")
Pendant light point, UPVC double glazed bay window to front aspect, radiator with thermostat control, feature fireplace.



DINING ROOM - 4.6m x 3.15m (15'1" x 10'4") Coved ceiling with pendant light point, UPVC double doors opening onto the rear garden, radiator with thermostat control, feature fireplace, TV connection point.

KITCHEN - 3.61m x 2.08m (11'10" x 6'10") Inset spotlights, smoke detector, UPVC double glazed windows to rear and side. Fitted kitchen comprising a range of base and drawer units with Mirostone work surfaces over, inset 1.5 bowl sink unit with mixer tap over, inset electric hob, built-in eye level double electric oven, space and plumbing for washing machine, space for upright fridge freezer, space for dishwasher, storage cupboard housing the gas meter, electric meter and consumer unit, opening to



REAR PORCH/UTILITY - 1.42m x 0.97m (4'8" x 3'2")
Inset spotlight, UPVC window, base unit with work surface over, space and plumbing for washing machine, UPVC double door leading to the garden, sliding door to

GROUND FLOOR WC - 1.37m x 0.66m (4'6" x 2'2") Inset spotlight, UPVC window. Comprising close coupled WC, wall mounted wash hand basin, part tiled walls, radiator.

FIRST FLOOR LANDING - 2.95m x 2.08m (9'8" x 6'10")
Coved ceiling with pendant light point, UPVC obscure glazed window to side, doors to

BEDROOM ONE - 4.55m x 3.2m (14'11" into bay x 10'6")
Coved ceiling with pendant light point, UPVC double glazed bay window, radiator with thermostat control, fitted wardrobes with sliding mirror fronted doors.



BEDROOM TWO - 3.99m x 3.2m (13'1" x 10'6")
Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BEDROOM THREE - 2.29m x 2.08m (7'6" x 6'10")
Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.

BATHROOM/WC - 2.49m x 2.08m (8'2" x 6'10")
Inset spotlight, hatch to loft space, UPVC obscure glazed window. Four-piece suite comprising panelled bath with shower attachment, shower cubicle with bi-fold door and electric shower, pedestal wash hand basin, close coupled WC, part tiled walls, radiator with thermostat control, storage cupboard with shelving.



OUTSIDE

FRONT At the front of the property is a driveway providing off road parking for three vehicles with a raised gravelled garden and access to the front door and the garage.

REAR To the rear of the property is a good-sized garden accessed from the dining room onto a raised timber deck with the remainder of the garden laid to lawn and a pathway with planting & gravel border leading to the rear boundary and a greenhouse. Also to the side is a patio/seating area, block-built store measuring 7'8" max by 4'9" max, rear access into the garage and also the rear porch/utility. Outside light and outside tap.



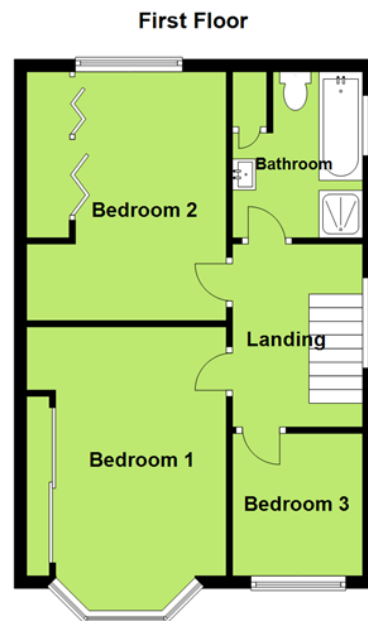
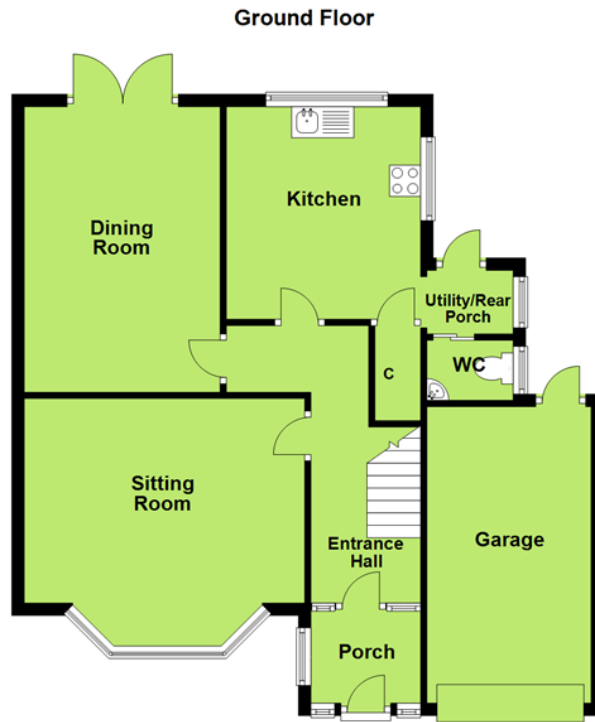
ATTACHED GARAGE - 4.78m x 2.39m (15'8" x 7'10")
Roller door, light & power, door to the rear garden.

Age: (unverified)	Stamp Duty:* £3,497 at asking price
Council Tax Band: C EPC Rating: D	Tenure: Freehold
Services - Mains Gas, Electric, Water and drainage, Gas central heating & Double Glazing.	
Broadband - Standard, Ultrafast. Mobile Network – Indoor - EE voice & data limited, Three, O2, Vodafone voice & data likely. Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position: Under stairs cupboard	Gas Meter Position: Under stairs cupboard
Boiler Position: Kitchen Combination	Water: Cupboard under stairs
Loft:	Rear Garden Facing: North West
Total Floor Area: approx. 97 Sqm	Square foot: approx. 1,044 Sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

*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.



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.

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