



Sherwell Rise South, Chelston, Torquay

£249,950



WILLIAMS HEDGE
estate agents



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68 SHERWELL RISE SOUTH, CHELSTON, TORQUAY, TQ2 6NF

1930s style bay fronted terraced House | gas central heating | uPVC double glazed windows
Reception hall | Lounge | Kitchen/dining room | Three bedrooms | Bathroom | Off road parking
Good sized rear garden

A spacious 1930s style terraced house situated in the popular Chelston area. The property which has gas central heating, uPVC double glazed windows comprises reception hall, lounge, kitchen/dining room, three bedrooms and a bathroom. Outside there is parking at the front and a good-sized rear garden with timber decked patio and lawn. Also access to useful under house store. The area of Chelston is served by local shops, buses and school and the property is also within walking distance of Cockington Country Park. Viewing is recommended to fully appreciate the property on offer.

The Accommodation Comprises

uPVC double glazed door opens to

RECEPTION HALL - 4.01m x 1.73m (13'2" max x 5'8") With coved ceiling, radiator, wood effect laminate flooring, cupboard under stairs.

LOUNGE - 3.94m x 3.76m (12'11" into bay x 12'4") With stone fireplace and hearth with fitted living flame gas fire, coved ceiling, radiator, uPVC double glazed window.



KITCHEN/DINING ROOM - 5.61m x 3.3m (18'5" x 10'10")

Kitchen Area: Fitted with range of white fronted cupboard and drawer units, work surfaces, inset stainless steel sink unit, inset gas hob with

cooker hood over, integrated oven, wall cupboards, peninsular unit with space for appliance under, plumbing for washing machine, breakfast bar, further wall cupboards, uPVC double glazed window, coved ceiling, uPVC double glazed door to rear garden.



Dining Area: With coved ceiling, uPVC double glazed window, radiator, further fitted cupboards and further wall cupboards.



From the hall stairs rise to

FIRST FLOOR LANDING With coved ceiling, access to loft.

BEDROOM ONE - 4.06m x 3.4m (13'4" x 11'2") With coved ceiling, radiator, uPVC double glazed window.



BEDROOM TWO - 3.68m x 3.33m (12'1" x 10'11") With coved ceiling, radiator, uPVC double glazed window, airing cupboard with hot water cylinder.

BEDROOM THREE - 2.36m x 2.11m (7'9" x 6'11") With coved ceiling, radiator, uPVC double glazed window.

BATHROOM White suite comprising panelled bath with shower attachment and separate electric shower, shower curtain, part tiled walls, pedestal wash hand basin, low level W.C, coved ceiling, radiator, uPVC double glazed window.



OUTSIDE

FRONT To the front of the property there is brick pavor parking area, steps and adjoining gravelled area lead down to the front door.

REAR The rear garden is a good size. From the back door steps lead down to a generous timber decked patio area, access to under house store with wall mounted gas fired boiler for central heating and hot water. Beyond the timber deck there is a lawned area and at the end of the garden there is a gate onto rear pedestrian access.

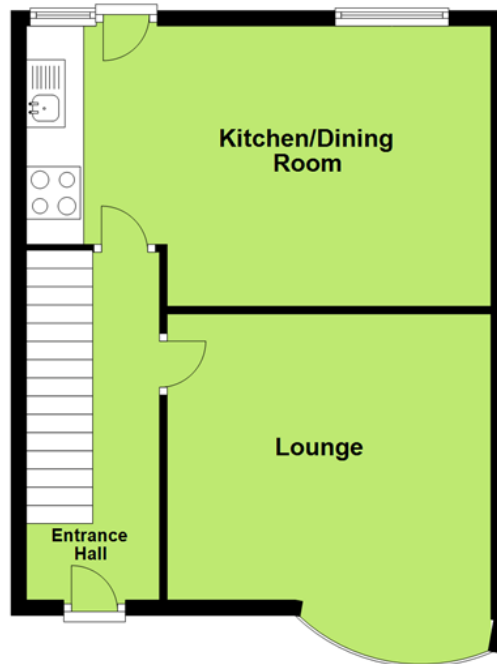


Age: 1930s' (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: B	Tenure: Freehold
EPC Rating: D	
Services – Mains gas, electric, water & sewerage	
Electric Meter Position: Under stairs	Gas Meter Position: Outside
Boiler Position: Under house - conventional	Water: Unverified
Loft:	Rear Garden Facing: South West
Total Floor Area: Approx 79 Sqm	Square foot: Approx 850sqft

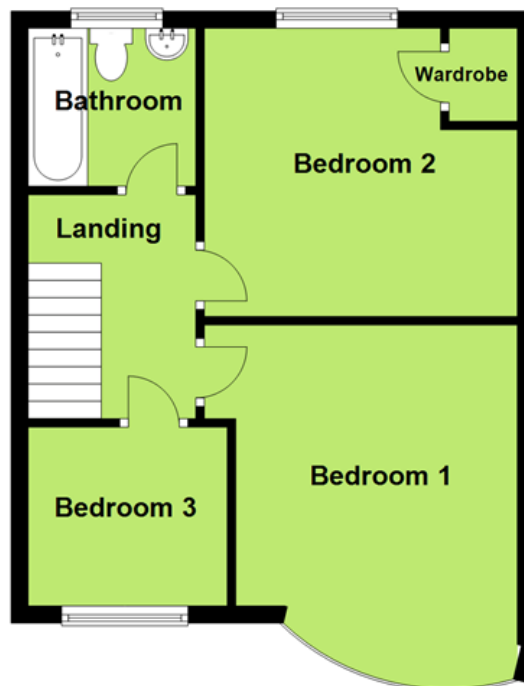
DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.
 *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

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.

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