



Burridge Avenue, Chelston, Torquay

£275,000



**WILLIAMS HEDGE**  
estate agents



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3 BURRIDGE AVENUE, CHELSTON, TORQUAY, DEVON, TQ2 6LW

A very appealing 1930s' Bay Fronted House with rear extension | Gas Central Heating  
UPVC Double Glazed Windows | Good Sized Living Accommodation | Hall | Lounge  
Kitchen/Dining/Sitting Room | Three Bedrooms | Bathroom/W.C | Front & Rear Gardens  
Viewing Recommended

A very appealing 1930s' bay fronted terraced house having been thoughtfully extended to the rear. The property has been greatly improved and updated yet retain some of the lovely original features. The accommodation has gas central heating, uPVC double glazed windows and comprises hall, lounge, stylish kitchen/dining/sitting room incorporating the later extension which runs across the back of the property, three bedrooms, bathroom/W.C. There are gardens front and rear with the potential to create parking to the front subject to the usual consents. The property is situated in a very quiet and desirable location in the popular area of Chelston served by a wide variety of shops, primary school, bus services and within walking distance of Cockington with its thatched cottages and country park. Viewing is essential to fully appreciate all that this property has to offer.

### The Accommodation Comprises

Composite door opens to

**ENTRANCE HALL** 15' 0" x 5' 11" (4.57m x 1.8m)

With radiator, picture rail, laminate floor, cupboard under stairs.

**LOUNGE** 13' 9" into bay x 11' 11" (4.19m x 3.63m)

With attractive fireplace and hearth with fitted wood burning stove, picture rail, uPVC double glazed window, radiator, laminate floor.



**KITCHEN/DINING/SITTING ROOM** 20' 3" x 17' 4" (6.17m x 5.28m) The property has been extended across the rear to form this most impressive living area with modern range of units comprising work surfaces with inset 1 ½ bow sink unit, drawers and cupboards under, dishwasher, washing machine, range cooker, cooker hood. Larder style cupboard, fridge/freezer. Range of wall cupboards, uPVC double glazed window. The remainder of the room is divided between a sitting area and dining room with radiator, uPVC double glazed double doors leading to rear garden. Velux window, heated towel rail, laminate flooring.



Stairs from hall rise to

**FIRST FLOOR LANDING** With access to loft.

**BEDROOM ONE** 13' 9" x 10' 11" plus door recess (4.19m x 3.33m) With feature period fireplace, radiator, uPVC double glazed window.



**BEDROOM TWO** 11' 11" x 11' 10" (3.63m x 3.61m) With radiator, uPVC double glazed window, feature period fireplace, laminate flooring.



**BEDROOM THREE** 7' 10" x 6' 11" (2.39m x 2.11m) With radiator, uPVC double glazed window.

**BATHROOM/W.C** Attractively fitted with white suite comprising shower bath with trench shower unit over, glazed shower screen. Vanity unit with inset wash hand basin, bathroom cupboards under. Low level W.C with concealed cistern, tiled walls, ladder style heated towel rail, uPVC double glazed window.



## OUTSIDE

**FRONT** To the front of the property is a mainly gravelled garden with paved path.

**REAR** The rear garden is of good size approximately 43ft by 18ft. Immediately to the rear is a raised timber sun deck enjoying a pleasant open outlook over the surrounding area. Lawned area. Raised ornamental pond. Timber summerhouse. Paved patio area.

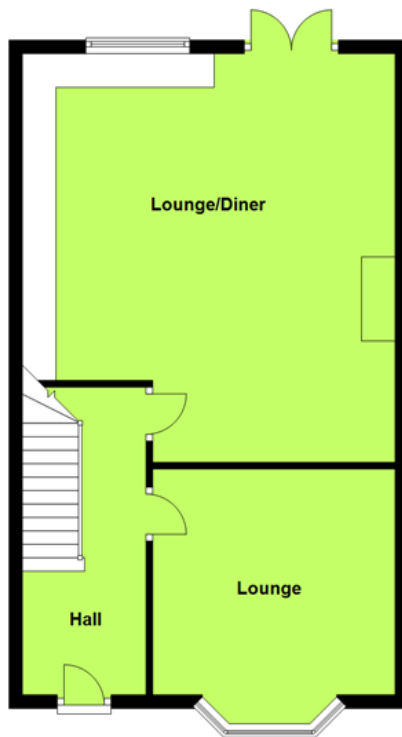


Age: 1932 (unverified)	Stamp Duty:* £1,250 at asking price
Council Tax Band: B EPC Rating: D	Tenure: Freehold
Services – Mains gas, electricity, water and sewage. Gas central heating.	
Electric Meter Position: Under stairs	Gas Meter Position: Under stairs
Boiler Position: Kitchen Combination	Water: Meter
Loft:	Rear Garden Facing: East
Total Floor Area: approx. 88 Sqm	Square foot: approx. 947 sqft

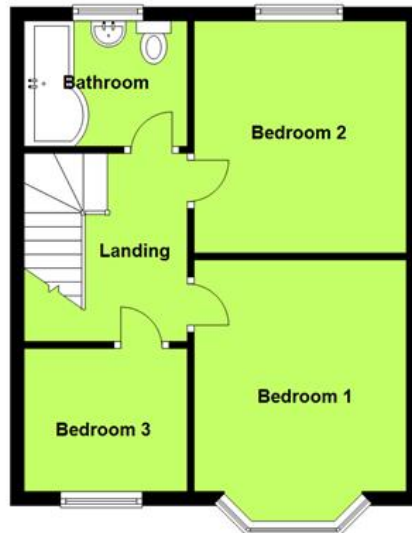
DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. \*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floor Plan 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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