



Sherwell Rise South | Chelston | Torquay | TQ2 6NG

£179,000

- Semi Detached House
- Bay Fronted Lounge & Dining Room
- Modern Kitchen & Utility Area
- 3 Bedrooms & Bathroom
- Part UPVC Double Glazing
- Attractive Gardens to Front & Rear
- Allocated Parking
- Some Modernisation & Redecoration Required

Experienced Estate Agents working for you.

Tucked away in a quiet cul-de-sac location in the popular suburb of Chelston, Torquay is this semi detached family home. The property is conveniently located for access to local shops, schools, parks and public transport. Although in need of some modernisation and redecoration the property offers excellent family accommodation and comprises a spacious bay fronted lounge, separate dining room, modern kitchen, utility area, three bedrooms and family bathroom. The property also benefits from part UPVC double glazing. Outside there are attractive gardens to the front and rear and allocated parking for two vehicles. Internal inspection comes highly recommended to fully appreciate the potential this home has to offer.

MAIN ENTRANCE

UPVC part panelled and obscure double glazed main entrance door with matching side panels and window over opening to: -

ENTRANCE PORCH

Ceramic tiled floor, timber and obscure glazed door with matching side panels and window over opening to: -

RECEPTION HALL

Stairway to first floor with useful storage cupboard under, electric night storage heater, telephone point, picture rail.

LOUNGE

13' 6" max x 12' 6" max (4.11m x 3.81m)

A spacious light and airy room with walk-in bay window, UPVC double glazing and outlook to front, feature fireplace with fitted gas fire and decorative brick and wood surround, electric night storage heater, TV aerial point, coved ceiling.

DINING ROOM

12' 5" x 11' 5" max (3.78m x 3.48m)

Another spacious room with glazed window through to Utility Area, feature fireplace with ceramic tiled surround and electric fire, built-in cupboard to recess with shelving, coved ceiling.

KITCHEN

7' 11" x 6' 7" (2.41m x 2.01m)

UPVC part panelled and obscure double glazed door with glazed window to side opening to Utility Area. Modern range of fittings comprising base and drawer cupboards with rolled edge work surfaces, inset stainless steel single drainer sink unit, space for fridge/freezer and cooker, matching range of wall cabinets, part ceramic tiling to walls.

UTILITY AREA

A useful area with glazed windows to surround and polycarbonate roof, plumbing for automatic washing machine, base and drawer unit with rolled edge work surface and two useful brick storage areas. UPVC part panelled and obscure double glazed courtesy door leading out to side of property, further timber and glazed sliding door leading out to rear garden.

FIRST FLOOR LANDING

UPVC double glazed window to side aspect, electric night storage heater, picture rail, hatch to roof void.

BEDROOM 1

13' 10" max x 10' 2" (4.22m x 3.1m)

A spacious light and airy double bedroom with walk-in bay window, UPVC double glazing and outlook to front, built-in wardrobes to one wall with overhead cupboards, vanity unit and mirror, telephone point, picture rail.

BEDROOM 2

11' 6" x 9' 7" (3.51m x 2.92m)

Another spacious double bedroom with UPVC double glazed window and attractive outlook over rear garden, built-in wardrobe with overhead cupboards, vanity unit and mirror, picture rail.

BEDROOM 3

8' 2" max x 6' 11" (2.49m x 2.11m)

UPVC double glazed window and outlook to front, built-in wardrobes to one wall with overhead cupboards, picture rail.

BATHROOM

UPVC obscure double glazed window to rear, white suite comprising panelled bath with mixer tap and shower attachment, WC with high level cistern, pedestal wash basin, built-in cupboard housing immersion heater and shelving, part ceramic tiling to walls.

OUTSIDE

To the front of the property there is allocated parking for two vehicles. A path and steps lead up to main entrance with outside light. The front garden is partly laid to lawn with established ornamental trees, mature shrub and flower beds and a small patio seating area. The path continues long side of the property with outside tap and courtesy door to Utility Area, hedging and walling to boundaries. To the rear of the property steps and path lead to a lovely secluded sunny garden which has been laid to lawn with attractive mature flower and shrub beds. Timber built garden shed and greenhouse. Fencing and hedging to boundaries.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Newton Road turn at the traffic lights next to Torre Station into Avenue Road. Turn right at the next set of traffic lights into Old Mill Road. Proceed under the bridge and turn right into Mallock Road. Continue towards Sherwell Hill before turning right into Sherwell Lane. Continue some distance before turning left into Sherwell Rise South. Turn right into Highland Road and immediately right again where the property will be seen to the left hand side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
(92-100) A	(92-100) A	(92-100) A	(92-100) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.