



**SAMPLE
MILLS**

**The Reeves Road
Chelston
Torquay
Devon**

£1350 pcm





**The Reeves Road, Chelston,
Torquay, Devon**

£1350 pcm

A 1950's semi detached 3 bedroom family home situated in the popular area of Chelston, providing easy access to Torquay town centre and seafront, as well as easy road access to Newton Abbot, the A380/A38 and beyond.

The accommodation has been updated by the present owners to a high standard and offers spacious living accommodation for a growing family.

The accommodation internally comprises entrance hall, lounge, dining room and kitchen on the ground floor. Upstairs there are 3 bedrooms (2 doubles and 1 single) and a family bathroom.

There are gardens to the front and rear incorporating a gravelled area for seating and outside utility/storage cupboard.

Available 1 April 2024. Sorry no pets.



Composite door with display window leading into

Entrance Hall

Cupboard housing the electric meter. Single panelled radiator. Staircase rising to the first floor with understairs storage cupboard. Recessed area for fridge freezer. Concealed lighting. Door through to

Lounge 12'2" x 12'2" (3.70m x 3.70m)

uPVC double glazed Bay window. Radiator. Feature 'Living flame' electric fire. Recesses to either side of chimney breast with shelving. Wood effect flooring.

Dining Room 11'6" x 10'10" (3.50m x 3.30m)

Vertical radiator. Recesses to either side of chimney breast. uPVC double glazed window. Concealed lighting.

Kitchen 6'10" x 6'7" (2.08m x 2.00m)

Incorporating a range of fitted base units with marble effect worktop surface areas. Sink drainer unit with mixer tap over. Wall mounted cupboard. Built in oven and Beko Induction hob with extractor hood. Concealed lighting. uPVC double glazed window with pleasant views over the rear.

FIRST FLOOR

Landing

Display window.

Bedroom 1 12'10" x 8'6" (3.90m x 2.60m)

uPVC double glazed Bay window overlooking the front aspect. Built in wardrobes with mirror fronted doors. Single panelled radiator.

Bedroom 2 10'10" x 8'6" (3.30m x 2.60m)

uPVC double glazed window to rear aspect providing pleasant views. Double panelled radiator. Built in wardrobes.

Bedroom 3 7'7" x 7'3" (2.30m x 2.20m)

uPVC double glazed window to front aspect. Vertical radiator. Access to loft area with pull down loft ladder.

Bathroom 10'10" x 7'10" (3.30m x 2.40m)

3 piece suite comprising panelled bath with chrome fittings and shower attachment. Wash hand basin. Low level WC. Built in storage cupboard. Tiled walls. Radiator. uPVC obscure double glazed window. Concealed lighting.

OUTSIDE

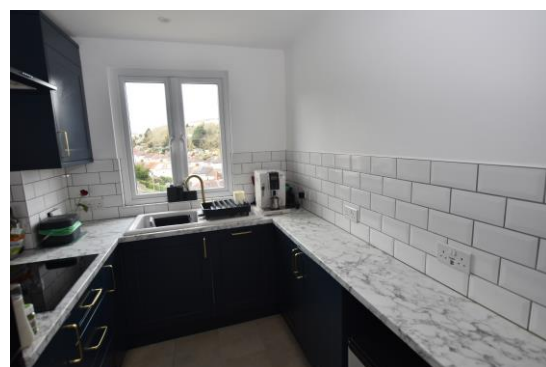
Utility/Store room 11'6" x 4'3" (3.50m x 1.30m)

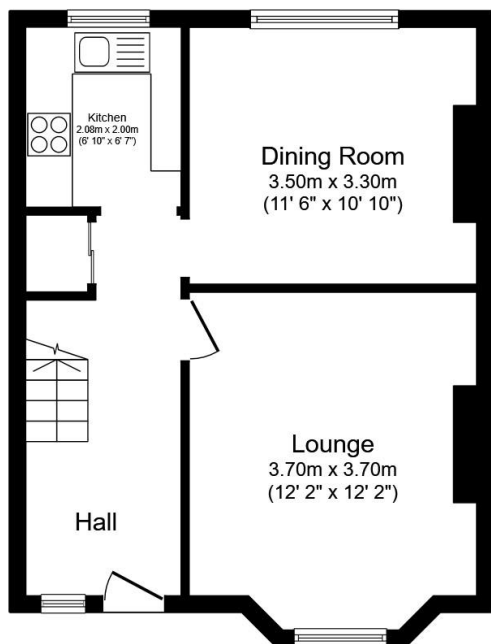
There are gardens to the front and rear incorporating a gravelled area for seating and outside storage cupboard with utility area.

AGENTS NOTE:

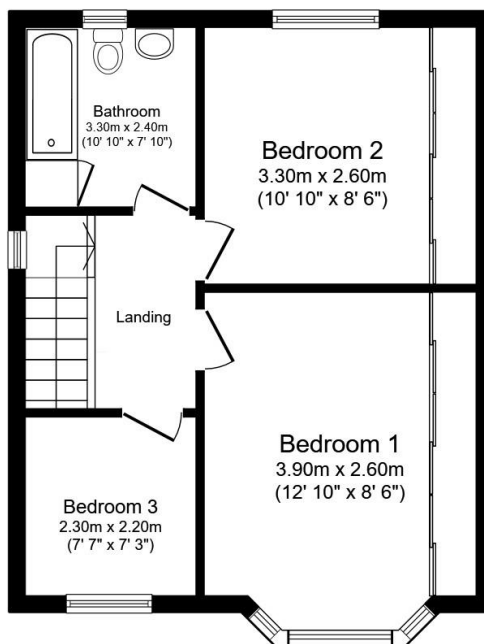
Council tax band: £1736.66 for year 23/24

EPC rating: 'D'

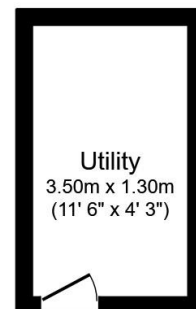




Ground Floor



First Floor



Outbuilding

Total floor area 93.4 m² (1,005 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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