



Ferndale Mews, TQ2 6JQ

Guide Price £230,000 - £240,000

[www.garganandhart.co.uk](http://www.garganandhart.co.uk)

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**Gargan & Hart**  
Estate Agents

## Ferndale Mews, TQ2 6JQ

Situated within a quiet mews style location, betwixt the popular residential areas of Chelston and Shiphay, is this semi-detached family home. The property is ideally positioned for access to public transport, highly regarded schools and nearby park, with good links to Torquay, Newton Abbot and Exeter. Viewing of this excellent family home is highly recommended. The property comes to the market with NO ONWARD CHAIN.

As you come through the main door you come into the entrance vestibule with Stairway to first floor and door to a spacious and light and airy lounge with UPVC double glazed window and outlook to front, useful built-in understairs storage cupboard and archway through to the dining room with UPVC double glazed patio doors leading out to the rear garden and another archway to the kitchen. The kitchen has a UPVC double glazed window with outlook over rear garden, range of fitments comprising wall, base and drawer units, inset single drainer sink unit with mixer tap, plumbing for automatic washing machine, space for fridge freezer, inset four ring electric hob with built-in electric oven under and extractor unit over.

On the first floor you have a hatch to the roof void, there is a door to Bedroom 1 which is a double bedroom with UPVC double glazed window to the front and built-in wardrobe. Bedroom 2 is another double with UPVC double glazed window and outlook to the rear. Lastly bedroom 3 is a single with UPVC double glazed window with outlook to rear. The family bathroom has an obscure double glazed window to side aspect, panelled bath with mixer tap and shower attachment, low level W/C and pedestal wash basin.

To the front is a small patio area and driveway parking to the side. The rear garden is enclosed by timber fencing with small patio seating area and a small lawned section.





## STAR POINTS

- Semi-Detached Home
- CHAIN FREE
- Close to Schools
- Cul De Sac Location
- 3 Bedrooms
- Off Road Parking
- Double Glazed
- Gas Central Heating
- Close to Hospital
- Good Family Location



## ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band - C

Local Authority – Torbay Council

EPC – C

## DIRECTIONS

What 3 words: splinters.roaming.issued

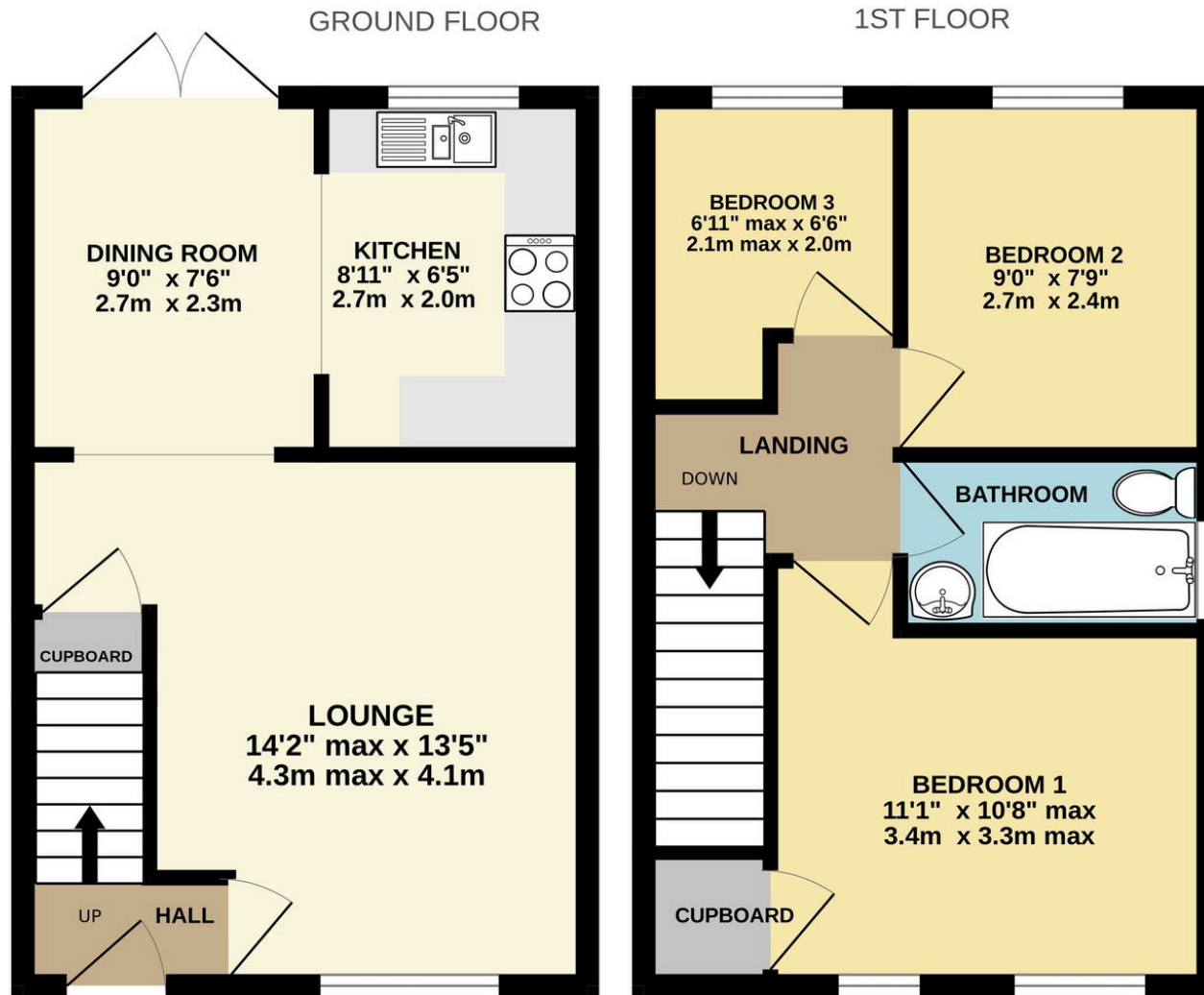
Sat-Nav: TQ2 6JQ

## CONSIDERATIONS

Things to consider about this property:

- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is a water meter at the property.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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