



Innerbrook Road, TQ2 6AG

Guide Price £220,000 - £230,000

www.garganandhart.co.uk

01803 897321



Gargan & Hart
Estate Agents

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This Charming Terrace Period Home is being offered for sale with NO ONWARD chain and presents a fantastic opportunity for a first-time buyer or investor. The property is situated within the popular suburb of Chelston, Torquay and is conveniently located for access to public transport, nearby convenience stores, schools and parks. Cockington Country Park, Torquay town centre and seafront promenade are also all within easy reach. This is a good-sized family home with lots of character in a sought-after area!

As you enter you come into a welcoming reception hall, with door to a lovely bay fronted lounge with double-glazed window to the front. Next you have a spacious dining room to the rear with useful built-in cupboards to chimney recesses and additional downstairs cupboard. The kitchen is fully equipped with a modern range of wall, base and drawer units, built-in electric oven with gas hob and space for fridge/freezer. A door leads out from the kitchen to the utility area which is a useful space with plumbing for washing machine.

To the first floor there are two spacious double bedrooms and a single bedroom. Bedroom one has a fitted wardrobe and double-glazed window to the front, bedroom 2 another good-sized double with a fitted cupboard and double-glazed window to the rear and bedroom 3 is a good sized single with double glazed window to the front. The modern bathroom comprises a panelled bath with shower over, low level WC and wash hand basin.

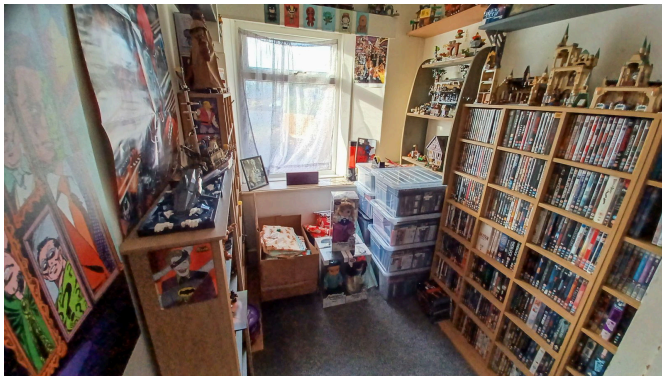
Outside to the front of the property there is a small courtyard with pathway to front door. The rear garden has been laid to astro turf with timber decking seating area and fencing to boundaries. A gate provides access onto the service lane and communal green beyond.





STAR POINTS

- Terraced Family Home
- NO ONWARD CHAIN
- Easy to Maintain Garden
- Separate Dining Room
- Bay Window Lounge
- Close to Schools
- Separate Utility Room
- 3 Good-Sized Bedrooms
- Ideal First-Time Buy/Investment
- Close to Shops



ADDITIONAL INFORMATION

Tenure – Freehold
Council Tax Band - B
Local Authority – Torbay Council
EPC – TBC

VIEWING ARRANGEMENTS

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

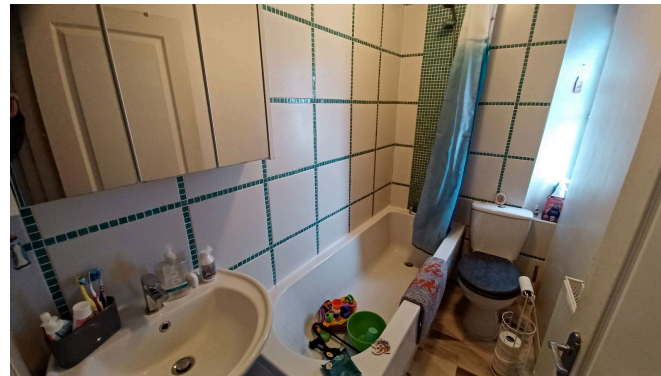
DIRECTIONS

What 3 Words: upstarts.duplicity.intro
Sat-Nav: TQ2 6AG

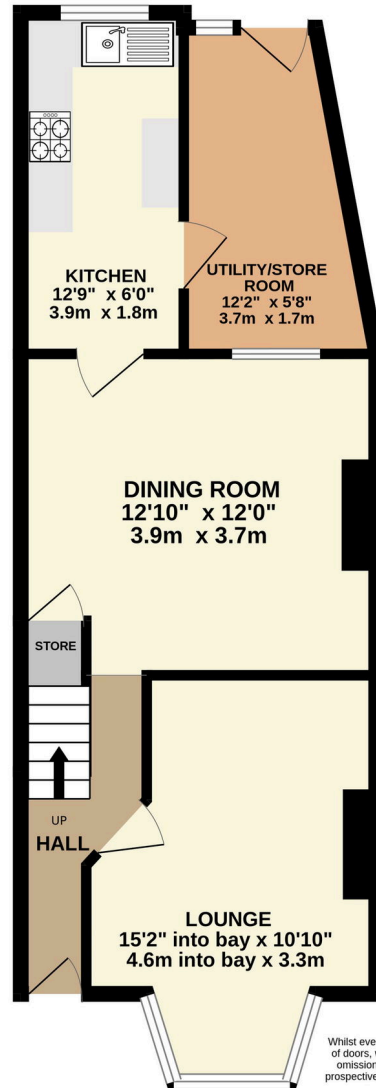
CONSIDERATIONS

Things to consider about this property:

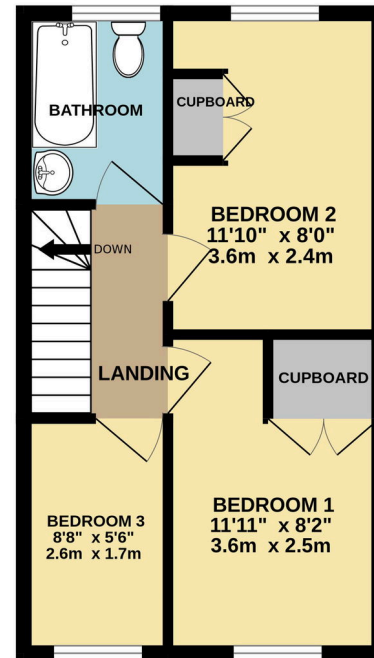
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- There is NOT a water meter at the property.



GROUND FLOOR



1ST FLOOR



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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