



## Courtland Road, Torquay, TQ2 6JU

Asking Price Of £375,000

Conveniently located in a cul de sac in the much sort after area of Shiphay in Torquay, close to Torbay hospital, Primary schools & Grammar schools is this spacious four bedroom semi attached house only linked by a garage and upper floor. The property is within close proximity to local shops and transport links as well as main road connections. The well presented accommodation is arranged over two floors with the ground floor comprising a homely lounge, dining room, kitchen, utility room, Downstairs WC and a versatile room currently used as a home office. On the first floor are four good size bedrooms and a family bathroom. The property also benefits from off road parking for 2-3 cars along with level front and rear gardens. A viewing is highly recommended for this property to see for your self the amount of space this property has to offer.

- FOUR BEDROOMS
- TWO RECEPTIONS
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- SPACIOUS ACCOMODATION
- POPULAR LOCATION

### Entrance Porch

Double glazed door to the front entrance with characterful stain glass effect window panel opening into an entrance porch with a tiled flooring. Double glazed window to the front aspect next to the entrance door. Internal frosted glazed windows and frosted glazed internal door opening into:-

### Entrance Hallway

A welcoming entrance hallway with wood effect hard flooring and a carpeted staircase leading to the first floor. Cupboard under the stairs providing handy shelved storage space. Ceiling coving and radiator. Doors to:-

### Lounge - 3.64m x 3.62m (11'11" x 11'10")

A homely living space with a charming log burner stove with a characterful tiled hearth and surround along with a modern wooden mantle. Double glazed window to the front aspect with a view over the front garden. Radiator. Fitted wall shelving. Ceiling coving and wood effect hard flooring. Opening to:-

### Dining Room - 3.1m x 2.72m (10'2" x 8'11")max

A bright and airy dining area with ample space for a good size family dining table. Double glazed patio doors opening out onto a wooden decking leading into the rear garden. Stylish space saving vertical radiator. Ceiling coving and wood effect hard flooring matching the lounge. Opening to:-

### Kitchen - 5.55m x 3.28m (18'2" x 10'9")

Fitted with a modern, matching range of wall and floor mounted units comprising cupboards and drawers. Stylish rolled edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Characterful tiled splash backs and fitted skirting board lighting. Fitted electric double ovens and fitted gas hob with a fitted cooker hood above. Spaces for a fridge, freezer and dishwasher. Space saving vertical radiator. Wood effect vinyl hard flooring. Double glazed windows to the rear aspect along with a double glazed door leading out into the rear garden. Door to:-

### Utility Room

Space and plumbing for a washing machine and tumble dryer. Work surface with fitted hand wash basin with mixer tap and a floor mounted storage cupboard below. Tiled flooring. Doors to:-

### Downstairs WC

Push button WC. Tiled flooring and partly tiled walls. Extractor.

### Home office / storage Room - 3.71m x 3.2m (12'2" x 10'5")

A versatile room previously the garage now creating a home office along with plenty of storage space. This room could also crest a hobby room or games room perhaps. Gas combination boiler. Electric meter and consumer unit. Double glazed frosted door doors leading to the front aspect.

### First floor landing

A spacious landing area with modern wood effect hard flooring. Access hatch loft space with pull down ladder and lighting. Cupboard providing handy shelved storage space. Ceiling coving. Doors to:-

### Bedroom 1 - 4.2m x 2.92m (13'9" x 9'6")max

A bright and airy double bedroom with a double glazed window to the front aspect. Fitted wardrobes either side of the window with sliding doors and internal lighting providing shelved and hanging storage space. There are also built in draws under the window and two further sliding doors that can close out the window if required. Wood effect hard flooring and ceiling coving. Stylish radiator. Door to:-

### Ensuite

Fitted with a two piece white suite comprising a vanity unit with a hand wash basin with a mixer tap and storage cupboard below along with a fully UPVC panel shower unit with mains shower above. Fitted LED ceiling downlighting and extractor. Frosted double glazed window to the rear aspect. Black heated towel radiator. Stylish tiled flooring.

### Bedroom 2 - 3.62m x 3m (11'10" x 9'10")max

A generous double bedroom with a double glazed window to the front aspect. Ceiling coving and modern wood effect hard flooring. Radiator.

### Bedroom 3 - 3.23m x 3m (10'7" x 9'10")

A further bright and airy double bedroom with a double glazed window to the rear aspect enjoying views over the rear garden. Fitted wardrobes with wood effect fronted sliding doors providing handy hanging and shelved storage space. Wood effect hard flooring and ceiling coving. Radiator.

### Bedroom 4 - 2.36m x 2.24m (7'8" x 7'4")max

A light and versatile room that creates the fourth bedroom but could also crest a further home office perhaps. Double glazed window to the front aspect. Modern wood effect hard flooring matching the other bedroom and landing area. Radiator.

### Bathroom

Fitted with a mathematical three piece white suite comprising a pedestal hand wash basin with mixer tap, WC and a panel fronted bath with mains mixer shower above. Fully tiled walls and a wood effect vinyl hard flooring. Fitted ceiling downlighting and extractor. Radiator. Two double glazed frosted window to the rear aspect.

### Outside

To the front of the property is a generous sized driveway providing off road parking for 3 - 4 cars. There is also a beautiful front garden arranged into two sections the first of which comprises a gravelled area with space for planted pots and also provides space currently for a metal storage shed. The other section of the front garden comprises a turfed area with a border planted with a range of mature plants and shrubbery.

To the rear of the property is a level, well maintained garden segregated into smaller charming pockets all offering a different outdoor experience. There is a wood decked sun patio area providing ample space for an outdoor dining set along with three further sun patio areas laid to either gravel or paving. There are block paving pathways leading to well cared for turfed areas and two ponds. Within the garden there are many planted borders including a raised planting border comprising an array of mature flowers and shrubbery. To the rear of the back garden there is a timber sun house, a timber storage shed and greenhouse. Outdoor tap.

**Agents Note:** These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.

## Address

Courtland Road, Torquay, TQ2 5TQ

## Tenure

FREEHOLD

## Council Tax Band

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