



## Sherwell Rise South, Torquay, TQ2 6NF

Located within the popular residential area Chelston and within close proximity to local shops, schools and transport links is this spacious three bedroom mid terraced house. The property is within a short drive of Torbay hospital, the Willows retail park and direct access to the Devon Express Way to Exeter and beyond. The house provides a traditional style layout with the accommodation comprising a spacious lounge, kitchen / diner, three good size bedrooms and a family bathroom. The property benefits from potential off road parking for 1-2 cars and a level rear garden. The property also benefits from a great amount of storage space under the property. Offered for sale with no onward chain!

Offers Over £250,000

- THREE BEDROOMS
- OFF ROAD PARKING POTENTIAL
- REAR GARDEN
- UNDER HOUSE STORAGE
- POPULAR LOCATION
- CHAIN FREE!

### Entrance Hallway

Double glazed door with frosted window panel to the front entrance opening into a welcoming entrance hallway. Modern wood effect hard flooring. Cupboard under the stairs providing handy storage space. Wood effect stairs leading to the first floor. Doors to:-

### Lounge - 3.9m x 3.8m (12'9" x 12'5")max

A bright and homely living space with a double glazed window to the front aspect. Modern wood effect hard flooring. Radiator.

### Kitchen / diner - 5.62m x 3.33m (18'5" x 10'11")

Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Square edge work surfaces with inset one bowl stainless steel sink unit with mixer tap. Tiled splash back. Spade for a for a cooler along with spaces for a fridge and freezer. Ample spade for a good size family dining table. Modern wood effect hard flooring. Two double glazed windows to the rear aspect. Along with a double glazed door with a frosted window panel to the rear aspect with steps leading down to the rear garden.

### First floor landing

Access hatch to loft space. Wood effect hard flooring. Doors to:-

### Bedroom 1 - 4.07m x 3.69m (13'4" x 12'1")

A bright and spacious double bedroom with a double glazed window to the front aspect. Modern wood effect hard flooring. Radiator.

### Bedroom 2 - 3.68m x 3.33m (12'0" x 10'11")max

A generous sized double bedroom with a double glazed window to the rear aspect. Wood effect hard flooring. Radiator.

### Bedroom 3 - 2.36m x 2.11m (7'8" x 6'11")max

A good size bedroom with a double glazed window to the rear aspect. Wood effect hard flooring. Radiator.

### Bathroom

Fitted with a three piece white suite comprising vanity unit with a hand-wash basin and a mixer tap with a storage cupboard below, push button WC and a walk in shower unit with shower above. Wood effect vinyl hard flooring. Double glazed frosted window to the rear aspect.

### Under house storage room

Wooden entrance door opening into a fantastic storage area with lighting. There is space and plumbing for a washing machine and tumble dryer. Gas combination boiler. Ample storage space.

### Outside

To the front of the property is a level hard core area providing off road parking for 1-2 cars. Please note there not currently a dropped curb to the front of the property. There are paved steps leading to the front entrance door to the property. At the rear of the property is a level garden laid mostly to lawn along with a paved sun patio. At the rear of the back garden is a wooden gate leading to an access lane.

## Address

Sherwell Rise South, Torquay, TQ2 6NF

## Tenure

FREEHOLD

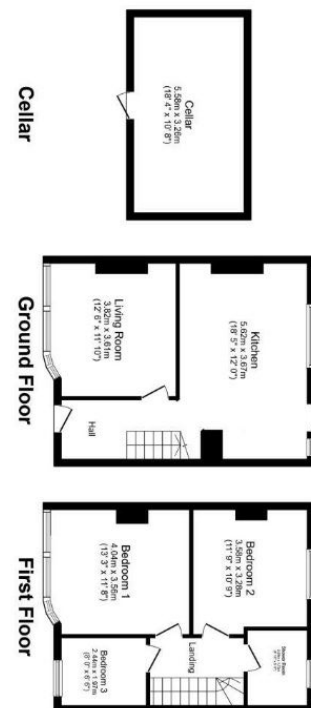
## Council Tax Band

B

## Contact Details

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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.