



DANIEL BUTTERWORTH



Sherwell Valley Road, Chelston, Torquay, TQ2 6EX

Freehold £245,000



*"A 3 bedroom home requiring updating, located close to schools"*

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Extended End-terrace House in the Chelston area of Torquay, within proximity of local schools. Accommodation briefly comprises; Hallway, Living Room, Dining Room, Kitchen / Breakfast Room, Utility, Downstairs WC, 3 Bedrooms and Bathroom. Outside there are Front & Rear Gardens, Garage with shared driveway. Updating required.

The opportunity has arisen to acquire this extended semi-detached house located on the popular Sherwell Valley Road in Chelston, just a stones-throw from Sherwell Valley Primary School. The house has been in the same ownership for decades and now requires updating, being offered for sale chain free.

The front door welcomes you into a bright and airy hallway with access off to the living room and the separate dining room as well as a handy downstairs WC. The living room has a bay window and ample space for furniture. The dining room has built in storage cupboards, a fireplace and access through to the kitchen. The kitchen has space for a table and has a dual aspect looking to the rear garden and side, furthermore there is a utility room with shelving and space/plumbing for a washing machine.

Bedroom one offers a good sized double bedroom with a bay window and plenty of built in wardrobe space. Bedroom two again is a very decent double room with views over the back garden and built in storage. Bedroom three is a reasonable sized third bedroom with views over the front and along the road. The bathroom is equipped with a WC, wash basin and panelled bath.

Outside there is a lawned front garden with areas to sit and flowerbeds surrounding. A shared driveway to the side provides access to the garage which has power and light. The rear garden is a good size and is in tiers, with different areas for seating, a greenhouse and other growing areas.

Further Information - Council tax band B. Water meter. Mains services - gas, electric, water, drainage. According to BT OpenReach's website, Broadband is available. Mobile coverage 3g & 4g depending on network.

We may refer buyers and sellers through our panel of chosen Conveyancers. It is completely your decision whether you choose to use their services. Should you decide to use their services you should know that we would receive a referral fee of £175 from them for referring you. These firms have been handpicked and we only refer you to the best local firms with a proven high track record.

We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive a average referral fee of £200 from them for recommending you.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee.



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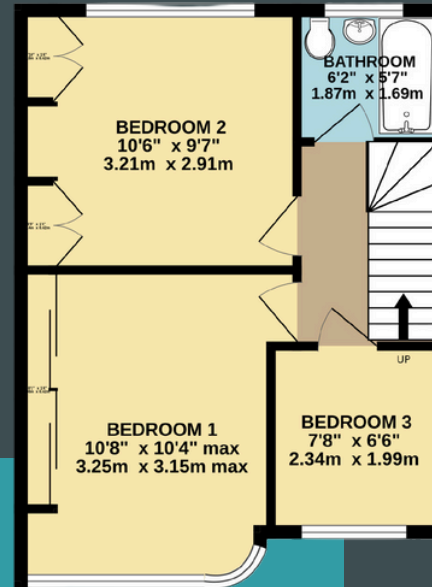
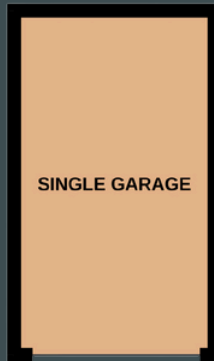
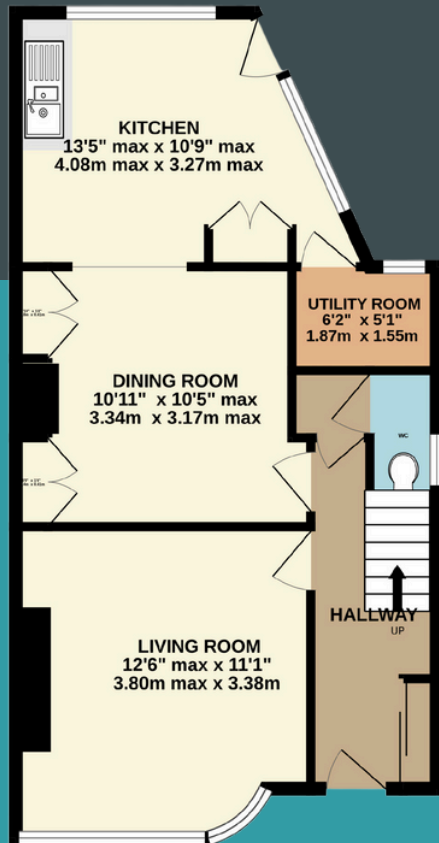




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Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. This floorplan should be used for indication purposes only. You are advised to take your own measurements before purchasing the property.

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