

**SAMPLE
MILLS**



**Sherwell Valley Road
Chelston
Torquay
Devon**

£230,000
FREEHOLD





Sherwell Valley Road, Chelston,
Torquay, Devon

£230,000 freehold

A spacious three bedroom mid terraced family home situated in the highly sought after area of Chelston, Torquay with easy access to all local amenities including primary and secondary schools, shops, church, conservation area, Cockington Country Park, seafront, the A380, A38, M5 motorway and train station within walking distance.

Built around the 1950s-1960s, the property has been well maintained and offers good family living.

The accommodation comprises an entrance porch leading to the entrance hall, a bright and spacious lounge, separate dining room and kitchen. Upstairs, there are three good-sized bedrooms and a modern family bathroom.

The property benefits from gas central heating, driveway providing off-road parking and leads to a larger-than-average size garage with a versatile workshop to the rear. Other features include front and rear gardens plus two useful outbuildings.

Viewing is recommended.



Double glazed sliding patio doors through to:

Entrance Porch

Glazed door with side screen opening through to:

Entrance Hall

Single panelled radiator. Telephone point. Understairs storage cupboard. Staircase rising to first floor. Door through to:

Lounge - 4.19m x 3.66m (13'9" x 12'0")

Radiator. TV point. uPVC double glazed bay window overlooking the front.

Dining Room - 3.43m x 3.40m (11'3" x 11'2")

Radiator. Single glazed window overlooking the rear.

Kitchen - 3.53m x 2.11m (11'7" x 6'11")

Inset stainless steel single drainer sink unit with mixer tap. Fitted matching wall and base units. Corner shelving. Worktop surface areas. Tiled splashback area. Electric cooker point. Space for fridge and freezer. Plumbing for dishwasher. Single glazed window overlooking the rear. Vinyl floor covering. Part glazed door providing access to the rear garden.

First Floor Landing

Hatch to the roof space. Built-in shelved airing cupboard housing the tank.

Bedroom 1 - 4.22m x 3.23m (13'10" x 10'7")

Single panelled radiator. uPVC double glazed window overlooking the front.

Bedroom 2 - 3.43m x 3.38m (11'3" x 11'1")

Single panelled radiator. Single glazed window overlooking the rear garden.

Bedroom 3 - 2.39m x 2.39m (7'10" x 7'10")

Single panelled radiator. uPVC double glazed window to front aspect.

Bathroom

Panelled bath with fitted electric shower. Pedestal wash-hand basin. Partly tiled walls. Single panelled radiator. Low level w/c. Obscure single glazed window.

Outside

To the front of the property, there is a garden laid to lawn with steps providing access to the front door.

There is a shared side alley owned by next door with a right of way by number 67, providing access to the rear, where there is a paved area and there are two outbuildings, one of which houses the plumbing for the washing machine, and the other one has power and light and currently houses a fridge/freezer. Steps up to a tiered garden laid to lawn stocked with an abundance of bushes, plants, trees and shrubs, all well laid out, with seating areas and at the head of the garden, is again a seating area being quite enclosed. Outside tap. There is an integral garage, workshop and off road parking.

Integral Garage - 4.67m x 3.61m (15'4" x 11'10")

Power and light. With extra storage area/workshop at the back.

Workshop Area

Power and light.

AGENT'S NOTE

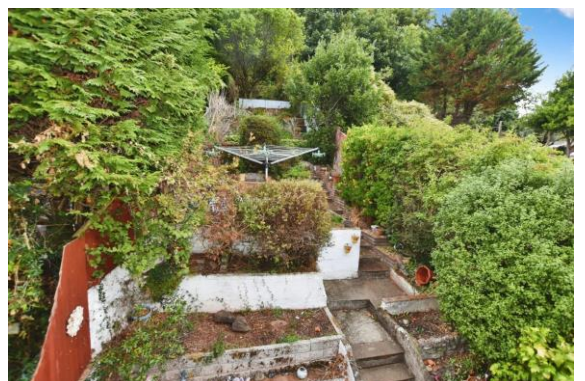
Council Tax Band: 'C' Torbay

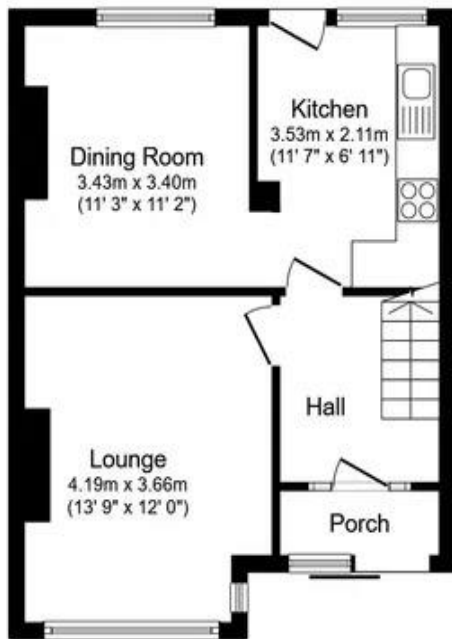
EPC Rating: 'D'

Long Term Flood Risk: Very Low

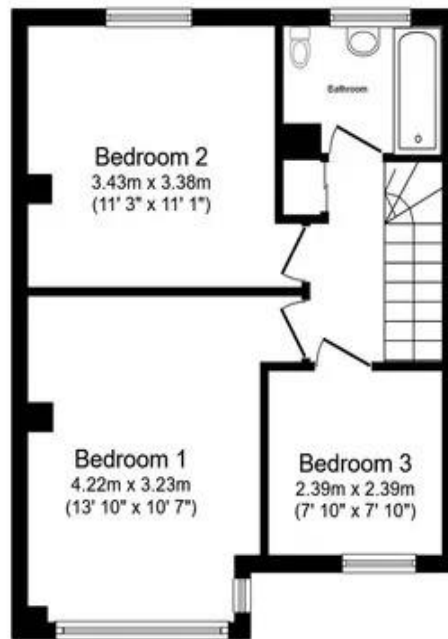
Directions

From our Newton Abbot office, leave from Market Street. Turn left onto Market Street. Turn left onto Bradley Lane/A382. Turn left onto Wolborough Street/A381. Turn left onto Courtlands Road/A381. Bear right at Courtlands Road/A381. At the roundabout take the third exit onto Torquay Road/A380. Follow Torquay Road/A380. At the roundabout take the first exit onto Marldon Road. At the roundabout take the second exit onto Upper Cockington Lane. Turn left onto Hawkins Avenue. Bear right at Sherwell Valley Road. You have arrived at Sherwell Valley Road. Your destination is on the left.





Ground Floor



First Floor



Outbuilding

Total floor area: 108.7 sq.m. (1,170 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.