

England & Wales		
EU Directive 2002/91/EC		
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		Not energy efficient - higher running costs
65	50	(92-100) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not environmentally friendly - higher CO ₂ emissions

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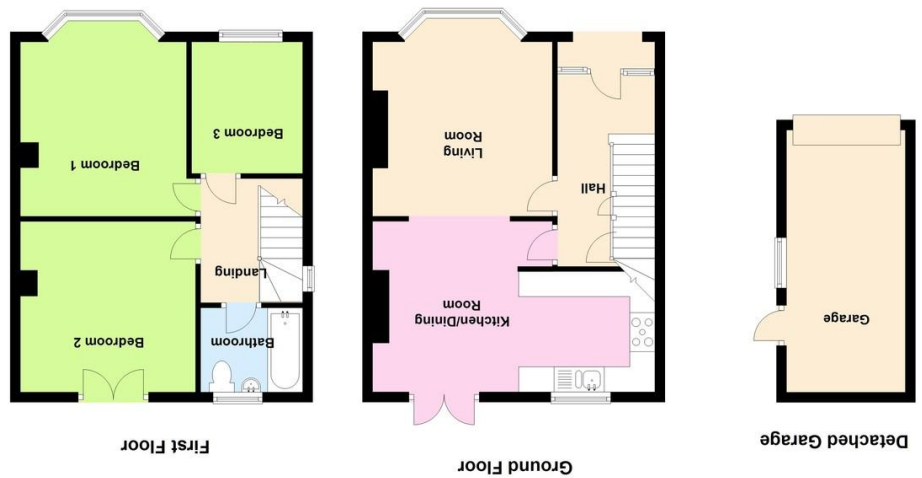
Mortgages

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- Advise you on all aspects and ways of marketing your home
- Discuss pricing strategy and the best methods of sale
- Guide you on how much your move may cost
- Review of your options and answer any questions you may have
- Send you a letter detailing our recommendations
- Remember all of our advice is given freely with no obligation to market your home.



76 Hawkins Avenue

Chelston, Torquay, TQ2 6ES

Description

A much improved 3 Bedroom Semi-detached House located in Chelston, situated close to Sherwell Valley Primary School and the Grammar Schools. Accommodation briefly comprises; Hallway, Lounge, Kitchen/Dining Room, Landing, 3 Bedrooms, Bathroom, Gardens to the Front & Rear, Ample Driveway Parking and Garage. Gas Central Heating and Double Glazing.

Price: £230,000



ACCOMMODATION

Integral entrance porch with obscure glazed door similar windows to the side and above into;

HALLWAY

Solid wood flooring. Stairs to the first floor with understairs storage cupboards beneath. Telephone point. Radiator. Mains powered smoke alarms. Door to the kitchen / dining room and door to;

LIVING ROOM

13' 0 max" x 11' 9 max" (3.96m x 3.58m)
UPVC double glazed bay window to the front. Woodburning stove with slate hearth. Radiator. TV point. Arch to;

KITCHEN / DINING ROOM

18' 5 max" x 11' 2" (5.61m x 3.4m)
The room has been opened to form a family kitchen / dining room with solid wood flooring. Radiator. UPVC double glazed French doors to the garden. Further UPVC double glazed window to the garden. Telephone point.

Kitchen area - A range of contemporary wall and base units with wood block worktops and tiling surround. Under cupboard lighting. One and a half bowl sink and drainer with mixer tap over. Integral dishwasher, fridge/freezer, electric oven and microwave. Five burner gas stove with hood over. Mains powered smoke alarms. Inset downlights.

LANDING

UPVC double glazed window to the side. Mains powered smoke alarms. Loft access.

BEDROOM ONE

13' 9 max" x 11' 2 max" (4.19m x 3.4m)
UPVC double glazed bay window to the front. Radiator.

BEDROOM TWO

11' 10 max" x 11' 2" (3.61m x 3.4m)
UPVC double glazed French doors with Juliette balcony. Radiator.

BEDROOM THREE

8' 4" x 7' 0" (2.54m x 2.13m)
UPVC double glazed window to the front. Radiator.

BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m)
Low level WC. Pedestal wash hand basin with chrome taps. Panelled bath with glass shower screen, mixer shower attachment and rain shower head. Slate tiling and flooring. Chrome heated towel rail and radiator. UPVC double glazed window to the rear. Inset dimmer downlights.

OUTSIDE

The property is accessed by the driveway which provides ample off road parking leading to the garage and wooden gated access into the rear garden. The front garden is mainly laid to lawn with mature bushes.

The southerly facing rear garden is mainly laid to lawn with a path to the back of the garden where there is a patio area, ideal for a table and chairs. A space behind the garage offers a location for storage and there is a personal door into the garage.

GARAGE

Up and over door. Power and light. Fitted workbench. Personal door and window to the side.

FURTHER INFORMATION

Council tax band C. Water meter.

