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01803 897321



Gargan & Hart

Estate Agents



Vicarage Hill | Torquay | TQ2 6HZ

Guide Price £600,000 - £620,000

Experienced Estate Agents working for you.





This unique detached family home is ideally located within walking distance of both Chelston and the picturesque village of Cockington, with its picture postcard thatched properties and countryside park. Local shops, public transport and countryside walks are nearby and Torquay seafront is a gentle stroll away, with its array of shops, restaurants, bars and theatre. The well proportioned accommodation - perfect for the growing family - comprises two spacious reception rooms, modern kitchen/breakfast room, four bedrooms (master ensuite), family bath/shower room, ground floor shower room and separate cloakroom/WC. Outside, the attractive well stocked gardens wrap around the property, with trees and hedging providing screening to assure privacy and seclusion. An elevated sun terrace enjoys lovely views over the garden and is ideal for al fresco entertaining! A large parking area, garage, workshop and utility room/WC at garden level complete this family home.



MAIN ENTRANCE

Part timber panelled and obscure multi-glazed double main entrance doors, with window over, opening to:-

RECEPTION HALL

A lovely welcoming space with feature central hardwood staircase and useful storage area under leading up to first floor galleried landing. Radiator, telephone point, picture rail, wood effect laminate flooring. Doors to principal rooms.

SITTING ROOM

15' 11" x 21' 10" (4.85m x 6.65m)

A wonderful and very spacious reception room with triple aspect UPVC double glazed windows, UPVC double glazed French doors to front, with matching side panels, opening out onto veranda; further UPVC double glazed door leading out to rear – all providing plenty of natural light. Exposed beams to ceiling, feature brick open fireplace, two radiators, TV aerial point, telephone point, picture rail, oak flooring.

DINING ROOM

11' 10" x 15' 08" (3.61m x 4.78m)

Another spacious reception room, again with triple aspect UPVC double glazed windows, providing plenty of natural light and enjoying attractive views over the gardens. Feature fireplace with marble hearth, surround and fitted coal effect gas fire, radiator, telephone point, wood effect laminate flooring, coved ceiling.

KITCHEN/BREAKFAST ROOM

A lovely and light space, served by dual aspect UPVC double glazed windows. Modern range of fitments comprising wall, base and drawer units with granite worktops and tiled splashbacks. Feature ceramic Belfast twin bowl sit on sink with mixer tap, integrated dishwasher, fridge and freezer. Inset stainless steel four ring gas hob with extractor unit over, eye level microwave and electric oven. Matching central island with cupboards under, extending to breakfast bar, radiator, recessed spotlights to ceiling, ceramic tiled floor. Multi-glazed door leading out to:-

REAR PORCH

Glazed windows to side and rear aspects. Obscure glazed door leading out to:-

SUN TERRACE

A spacious timber decked elevated sun terrace, with attractive balustrading, enjoying fabulous views over the landscaped gardens.

GROUND FLOOR SHOWER ROOM

UPVC obscure double glazed window to rear, electric shower unit, wall mounted electric heater, ceramic tiling to walls and floor, extractor fan.





SEPERATE CLOAKROOM/WC

UPVC obscure double glazed window to rear, white suite comprising hand basin with mixer tap, set in corner vanity unit with cupboard under, low level WC, ceramic tiling to walls and floor.

FIRST FLOOR LANDING

A fabulous galleried landing with UPVC double glazed window to rear, enjoying lovely views over gardens and wooded valley beyond, coved ceiling. Built-in linen cupboard housing pressurised hot water cylinder. Doors to principal rooms.

MASTER BEDROOM

11' 10" x 15' 09" (3.61m x 4.8m)

A spacious double bedroom with dual aspect UPVC double glazed windows, providing plenty of light, fitted wardrobes to one wall, radiator, wood effect laminate flooring, coved ceiling. UPVC double glazed door leading out to balcony, enjoying attractive views to front; further door to:-

ENSUITE SHOWER ROOM/WC

UPVC double glazed window to side aspect, contemporary white suite comprising walk-in shower enclosure with plumbed shower unit, wash basin with mixer tap set in vanity unit with drawer unit under, low level WC. Wall mounted ladder style heated towel rail, shaver point, feature ceramic tiling to walls and floor, recessed spotlights to ceiling, extractor fan.

BEDROOM 2

10' 08" x 12' 10" (3.25m x 3.91m)

A spacious double bedroom with dual aspect UPVC double glazed windows, range of fitted wardrobes to one wall with cupboards over, wash basin with mixer tap, tiled splashback and mirror over set in vanity unit with cupboards under, radiator.

BEDROOM 3

16' 02" x 10' 09" (4.93m x 3.28m)

Double bedroom with dual aspect UPVC double glazed windows, radiator, coved ceiling.

BEDROOM 4

7' 09" x 7' 11" (2.36m x 2.41m)

UPVC double glazed window with outlook to front, radiator, hatch to roof void.

FAMILY BATH/SHOWER ROOM

A spacious room with dual aspect UPVC part obscure double glazed windows. Contemporary white suite comprising walk-in shower enclosure with plumbed shower unit, freestanding bath with mixer tap and shower attachment, low level WC, wash basin with mixer tap set in vanity unit with drawers under. Shaver point, ceramic tiling to walls and floor, underfloor heating, recessed spotlights to ceiling, extractor fan.

OUTSIDE

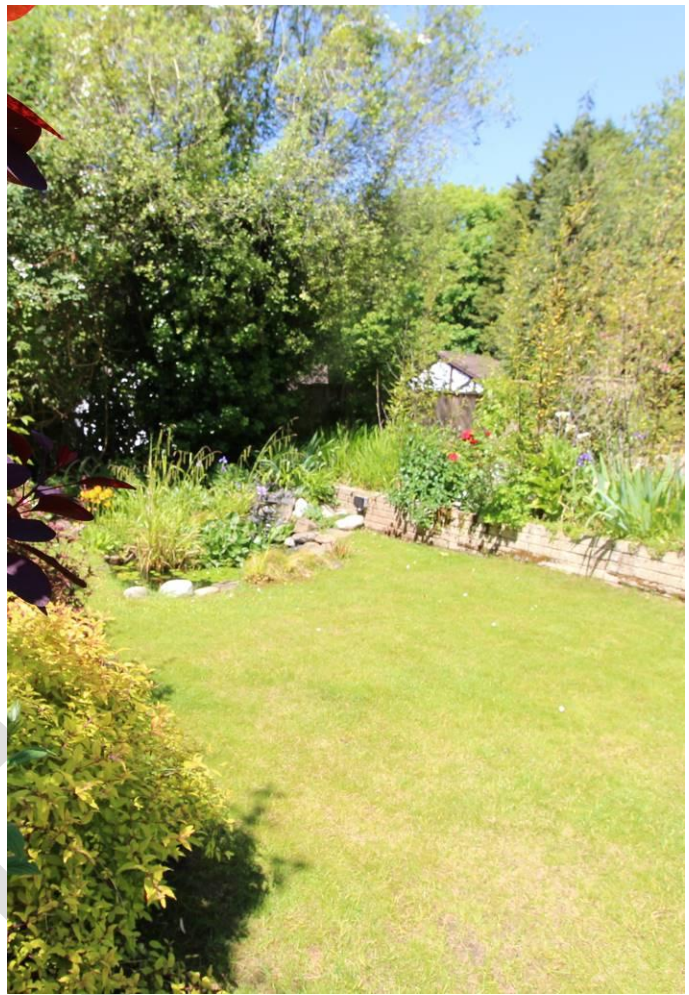
The property is approached via a private drive, shared with one other property. Gated access with path and steps lead up to a wisteria clad veranda and main entrance. A path and attractive landscaped gardens wrap around the property, with hedging and trees to boundaries, providing a good deal of privacy and seclusion. The gardens are well stocked with mature flowers and shrubs and feature an ornamental pond, vegetable plot, outside lighting and external power points. An access gate with footpath leads down to the picturesque Cockington Village. Steps lead up to the elevated Sun Terrace which enjoys wonderful views over the grounds and wooded valley, making it ideal for al fresco entertaining! To one side there is a large parking area, offering off road parking for several vehicles, leading to an Integral Garage with metal up and over door, light, power and cold water tap. Also at garden level is an under property cupboard, housing wall mounted gas fired boiler, Garden Store, Large Workshop and:

UTILITY ROOM

UPVC double glazed window, inset stainless steel single drainer sink unit with mixer tap and cupboard under, space and plumbing for automatic washing machine and tumble dryer. Useful shelving to one wall, ceramic tiled floor. Door to:-

SEPERATE WC

Low level WC, built-in store cupboard, ceramic tiled floor.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		67		62	
	46			40	
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.



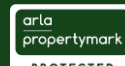
VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Newton Road, at the traffic lights near Torre Station, turn right into Avenue Road. Proceed over the first set of traffic lights and turn right at the second set into Walnut Road. Continue between the parade of shops and into St Matthews Road. Proceed to the top of St Matthews Road and across into the continuation of St Matthews Road where the private approach to the property will be found a short distance along to the left of the junction of Loxbury Road and Vicarage Hill.

SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase.



Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU