



- Spacious Family Home
- Popular & Convenient Location
- Dual Aspect Living Room
- Generous Kitchen/Diner
- Three Bedrooms
- Family Bathroom & Cloakroom
- Pleasant Outlook
- Driveway & Garage
- Enclosed West Facing Garden
- Close to Amenities & Schools

*Our View "Family home in convenient location"*

**Woods Homes are delighted to welcome this spacious three bedroom family home with garden and driveway parking to the market, located in a popular residential location offering good access to local amenities.**



**Location** - Nicely positioned at the top of Shiphay, this end of terrace home is close to local amenities including; Independent & Mainstream retailers, GP Surgery, Post Office and a selection of public houses. Near to the property are a good selection of Primary & Secondary Schools including both Boys & Girls Grammar schools. You are also near to Torbay Hospital, both train stations and easy links in and out of the bay.

**Accommodation** - This three bedroom end of terrace home is situated in the popular Shiphay area of Torquay, and offers potential buyers the opportunity to stamp their own mark on this spacious family home.

The property comprises; entrance porch with space for hanging coats and shoes, opening into the entrance hallway, with stairs to the first floor, doors to the principle rooms and a useful cloakroom with toilet and wash hand basin. The kitchen breakfast room is spacious and provides space to cook, eat and relax. The kitchen has a modern range of wall and base level units with roll top work surfaces and an island unit with space to sit or prepare food whilst providing useful additional under counter storage, space for appliances and windows and door onto the rear aspect. The kitchen opens to the dining/ sitting area providing a great entertaining space. The lounge dining is a good sized double aspect room with windows to the front and rear and together with a feature fireplace. Whilst to the first floor there are two double bedrooms, both with built in wardrobes and enjoying a pleasant outlook, a single bedroom and a family bathroom with a bath with electric shower over wash hand basin and toilet, there is also a window to the front aspect.



**Step Outside** - To the front of the property there is a lawned area of garden, bordered by mature bushes and shrubs with a path to one side leading to the front door. Whilst to the rear there is a good sized patio area with steps leading up to a decked terrace ideal for sitting out and relaxing, there are further steps to a further raised decked area, providing a further sitting area. A gate from the patio leads to a rear path which leads to the driveway which provides off road parking. In addition to this the property benefits from a garage and further parking for one car.

Council Tax Band C for the period 01/04/2023 to 31/03/24 financial year is £1,895.78

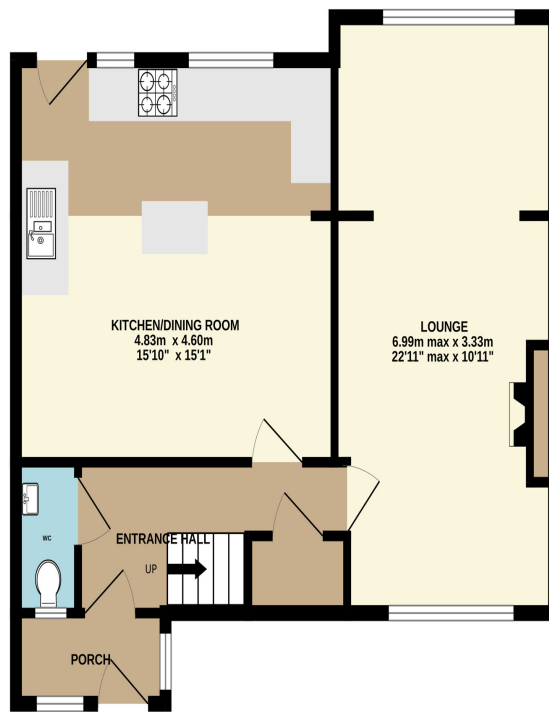




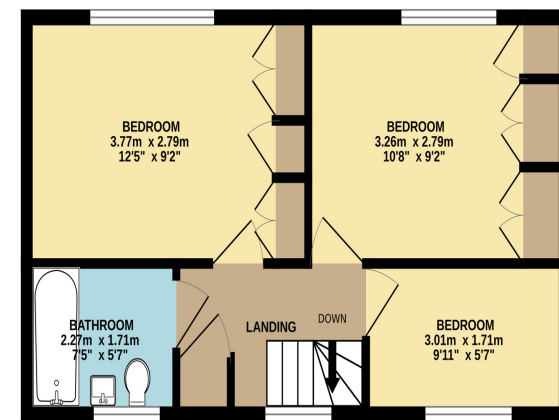
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84   B    |
| 69-80 | C             | 71   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GROUND FLOOR  
54.8 sq.m. (590 sq.ft.) approx.



1ST FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 91.5 sq.m. (985 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplan ©2023



**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

© Unauthorised reproduction of these floor plans and photos is prohibited.



Ref: WTW-39526564

Tenure: Freehold

01803 390000

Bench Tor Close, Torquay, Devon

Offers in Excess of £275,000

woodshomes.co.uk