



SHIPHAY PARK
ROAD



SHIPHAY PARK ROAD

TORQUAY TQ2 7DG



A stunning 1930's semi-detached Lloyd built house located in the popular area of Shiphay close to Torquay grammar schools as well as Torbay hospital. The current owners have fully renovated the property to make for a stunning home which consists of three double bedrooms, family bathroom, lounge and separate dining room, kitchen and utility room and ground floor WC. Externally there is a large driveway to the side of the property with space for multiple vehicles and a detached garage with electric roller door.

Entrance Porch

Archway with double glazed entrance door. Original 1930's tiled floor. Wooden door to Hallway.

Hallway

Large hallway with original 1930's stained glass door surround. Double glazed window to side elevation. Stairs leading to First Floor Level with panelling. Picture rail. Wall mounted radiator. Laminate flooring.

Sitting Room 17' 1" x 11' 1" (5.20m x 3.38m)

Arched double glazed bay window to front elevation with double glazed stained glass feature. Solid marble fireplace and hearth with a gas fired insert fitted. Picture rail. Wall mounted radiator. Wall lights.

Dining Room 18' 1" x 9' 11" (5.51m x 3.02m)

Double glazed sliding doors with access to the front garden area. Fireplace with wooden surround and electric insert fitted. Picture rail. Laminate flooring. Wall mounted radiator.

Kitchen 7' 10" x 13' 5" (2.39m x 4.09m)

Matching wall and base units with roll edge worktop fitted above. Stainless steel sink with one and half bowl, mixer tap and drainer. Induction hob. Fan assisted oven. Extractor fan. Integrated fridge/freezer. Integrated dishwasher. Under floor heating. Tiled flooring. Under stairs cupboard housing consumer unit and extra storage. Opening to Utility Room Area and WC / Cloakroom. Access to Rear Garden. Double glazed





window to rear elevation.

Utility room Area

Double glazed door to Rear Garden. Double glazed window to rear elevation. Roll edge worktop fitted. Space for washing machine and dryer. Door to WC / Cloakroom.

Cloakroom/WC

Double glazed window to rear elevation. Low level WC. Wash hand basin. Gas fired combi boiler.

First Floor Landing

Double glazed window to rear elevation. Loaf access. Fire alarm. Picture rail.

Bedroom One 12' 1" x 11' 9" (3.68m x 3.58m)

Arched double glazed bay window to front elevation. Picture rail. Wall mounted radiator.

Bedroom Two 16' 9" x 10' 5" (5.10m x 3.17m)

Double glazed window to front elevation. Picture rail. Built-in wardrobes. Wall mounted radiator.

Bedroom Three 13' 11" x 8' 7" (4.24m x 2.61m)

Two double glazed windows to side elevation. Picture rail. Built-in wardrobes and cupboard. Wall mounted radiator.

Family Bathroom

Two double glazed windows to rear elevation. Large walk-in shower cubical with mains fed rain shower fitted above. Underfloor heating. Tiled flooring. Part tiled walls. Panelled bath with mixer and shower attachment. Wash hand basin. Low level Wc. Chrome ladder heated towel rail.

Outside

Detached garage with electric roller opening. Door to the rear and window to rear. Large driveway for parking. Sunny rear and front gardens mainly laid to lawn with planting bed areas.







General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Council Tax:

D





GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) 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 Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		81
B		
(69-80)		
C		
(55-68)	61	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



66 Torwood Street, Torquay
Devon, TQ1 1DT

Tel: 01803 364 029
Email: info@hsowen.co.uk
www.hsowen.co.uk

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.