



ROUGEMONT
AVENUE



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TORQUAY TQ2 7JW

A spacious detached family home located in the very popular residential area of Shiphay. The property comprises of four bedrooms, a bay fronted living room, dining room, kitchen, bathroom, wet room and also large walk in loft space. It sits in a large plot with wrap around gardens that have both paved/patio areas as well as level lawned areas too. There is a particularly large driveway located at the rear of the property which is accessed via Cadewell lane and leads to a detached garage with pitched roof and also a segregated area at the back. This property is being offered for sale with no onward chain. Location This detached family home is located in a sought after area of Torquay, close by to the Grammar Schools and Torbay Hospital. A local bus service runs nearby providing flexible transport to many different destinations and Torre Train Station is just 1 mile away. A local parade of shops and amenities are also close by including the popular Co-op and a post office.

Hallway

Dado rail. Picture rail. Coving. Wall mounted radiator. Stairs to first floor. Under stairs recess.

Living Room 15' 1" x 10' 7" (4.59m x 3.22m)

Side elevation double glazed bay window. Wall mounted radiator. Coving. Picture rail. Decorative fireplace.

Kitchen 13' 3" x 11' 1" (4.04m x 3.38m)

Fitted wall and base units. Roll top work surfaces. Sink with drainer. Plumbing for dish washer. Fitted induction hob and fitted oven. Cooker hood over. Coving. Double glazed window to front elevation. Side elevation double glazed window. Part tiled walls.

Conservatory 7' 7" x 4' 2" (2.31m x 1.27m)

Double glazed windows to three sides. Double glazed door to garden.

Bedroom One 10' 11" x 9' 9" (3.32m x 2.97m)

Side elevation double glazed window. Wall mounted radiator. Picture rail. Coving. Wash hand basin with tiled splash backs.

Wet room

Triton shower. Low level WC. Tiling. Extractor fan. Heated towel rail. Double glazed frosted window.

Bathroom

Panelled bath with mixer tap and shower attachment. Wash hand basin. Low level WC. Tiled walls. Heated





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towel rail. Double glazed frosted window to front.

Dining Room 13' 0" x 11' 3" (3.96m x 3.43m)
Double glazed bay window to front elevation. Wall mounted radiator. Picture rail. Coving. Double glazed door on to garden. Double glazed windows.

Bedroom Two 11' 3" x 10' 2" (3.43m x 3.10m)
Rear elevation double glazed bay window. Wall mounted radiator. Coving. Picture rail.

First Floor Landing

Eaves storage.

Bedroom Three 11' 10" x 7' 10" (3.60m x 2.39m)
Rear elevation double glazed windows. Wall mounted radiator. Wash hand basin with vanity unit.

Bedroom Four 11' 10" x 10' 5" (3.60m x 3.17m)
Front elevation double glazed windows. Wall mounted radiator. Wash hand basin with vanity unit.

Walk in eaves storage 8' 1" x 6' 8" (2.46m x 2.03m)
Access to loft.





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General

Services:

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

Local Authority:

Torbay Council

Council Tax:

Band E



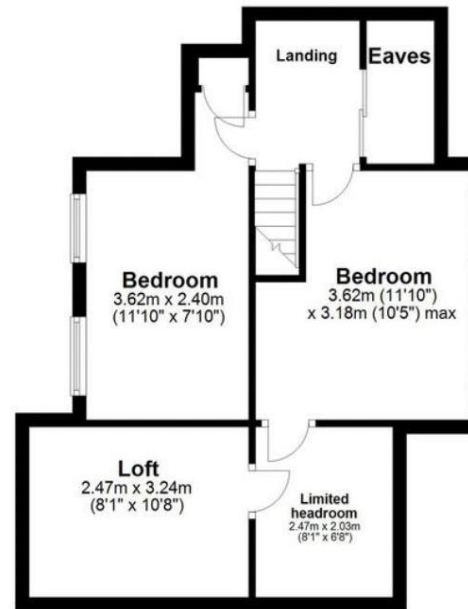


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Ground Floor



First Floor



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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.