



GROSVENOR AVENUE
TORQUAY TQ2 7JX

H S Owen
Estate Agents

GROSVENOR AVENUE

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A beautifully presented 4/5 bedroom semi-detached family home located in the incredibly popular area of Shiphay. The house is presented incredibly well throughout and offers spacious living accommodation as well as a large plot with pleasant gardens to the front and rear. On the ground floor you have an entrance porch which leads to a wide entrance hall, this in turn has access to the fourth bedroom, utility room, bathroom, second reception room and the main living area. From the living area you have a large open walk through which then opens into the dining area and kitchen which has a beautifully feature island and bi-fold doors out to the back garden. The first floor comprises the principle three bedrooms as well as a further storage room which could be converted to another bathroom or bedroom. Externally there is a large lawned garden to the front alongside a driveway with room for multiple vehicles which leads all the way to the single detached garage. The rear enclosed garden has two areas of modern composite decking as well as a level lawned are. The house is situated in Shiphay with easy access to local amenities including the local post office, co-op and pharmacy. It is also incredibly close to Torbay hospital as well as local schools including Shiphay primary school and the grammar schools.



Entrance Hall

Front elevation double glazed door. Stairs to first floor.

Open Plan living/dining/kitchen 24' 9" x 20' 2" (7.54m x 6.14m)

Kitchen area- Rear elevation double glazed bi-fold doors. Double glazed lanterns. Fitted kitchen with wall and base units. Fitted oven. Fitted hob. Fitted cooker hood. Integrated fridge/freezer and dishwasher. Lounge - Wall mounted radiator. Side elevation double glazed french doors.

Sitting Room 9' 9" x 11' 11" (2.97m x 3.63m)

Front elevation double glazed window.

Bedroom Four/Study 13' 3" x 6' 9" (4.04m x 2.06m)

Front elevation double glazed window. Wall mounted radiator.

Bathroom

Tiling. Panelled bath with shower over. Wash hand basin with vanity unit. Low level WC. Rear elevation double glazed window. Heated towel rail. Double glazed skylight.





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Landing

Front elevation double glazed skylight.

Bedroom One 11' 5" x 15' 1" (3.48m x 4.59m)

Front and side elevation double glazed window. Wall mounted radiator.

Bedroom Two 12' 3" x 10' 0" (3.73m x 3.05m)

Rear and side elevation double glazed window.

Bedroom three 8' 11" x 9' 10" (2.72m x 2.99m)

Rear elevation double glazed window. Wall mounted radiator.

Undecorated room

In loft space, could potentially be converted to an additional bathroom or bedroom.





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General

Services:

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

Local Authority:

Torbay Council

Council Tax:

D

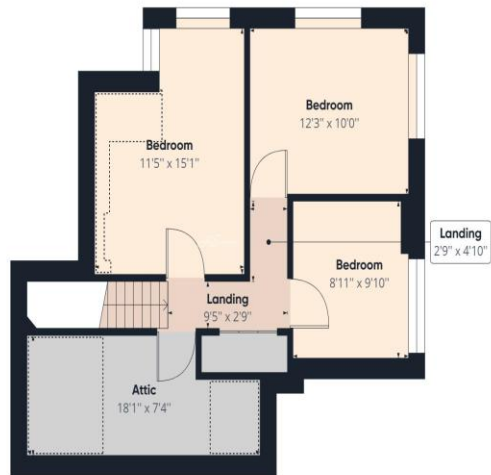




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Floor 0



Floor 1



Approximate total area⁽¹⁾

1482.12 ft²

Reduced headroom

84.99 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92 | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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.