



SHIPHAY PARK ROAD
TORQUAY TQ2 7DJ



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This elegant family home, located on Shiphay Park Road, Shiphay, offers a generous 1184.03 square feet of meticulously designed living space. The residence features three inviting bedrooms, a family bathroom, and an endearing sun room that is perfect for a number of different uses. On the ground floor, you will find a charming, equipped kitchen flanked by a captivating dining room. The property also houses a spacious garage a delightfully cozy living room enhanced with a bright bay window, a dedicated laundry room, and a conveniently located WC. On the first floor, you can unwind in the bathroom which boasts a relaxing bathtub. This well-conceived floor plan, coupled with thoughtfully chosen design touches, ensures maximum comfort in a sophisticated atmosphere. Whether you're an inveterate entertainer or someone who values their tranquil retreat, this home is designed to provide the perfect backdrop for your lifestyle. There is also the possibility to extend the property subject to planning permission as many other properties on the road have already chosen to do. Externally there is a good sized driveway to the front with a side access whilst at the rear of the home there is a pleasant enclosed garden with patio and large lawn which is adorned with a number of decorative plants. There is an external tap and power point at the rear of the property. Location This semi-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 0.7 miles away. The local country pub 'The Devon Dumpling' is situated to the end of the road, providing a warm atmosphere and a great social scene. A local parade of shops and amenities are also close by including the popular Co-op and a post office.

Porch

Front elevation double glazed door. Door to hall. Side elevation double glazed window.

Entrance Hallway

Stairs to first floor. Under stair cupboard. Coving.

Living Room 11' 3" x 12' 1" (3.43m x 3.68m)

Front elevation double glazed bay window. Picture rail. Wall mounted radiator. Venetian blinds.

Dining Room 12' 3" x 9' 11" (3.73m x 3.02m)

Rear elevation window and door to patio garden. Wall mounted radiator. Picture rail.

Kitchen 12' 6" x 7' 5" (3.81m x 2.26m)

Fitted kitchen with wall and base units. Fitted work surface. Space for cooker. Sink with drainer. Integrated dishwasher. Double glazed window.

Sun room 11' 11" x 7' 8" (3.63m x 2.34m)

Rear elevation double glazed door and window. Side elevation double glazed window.

Utility room 5' 8" x 4' 10" (1.73m x 1.47m)

Plumbing for washing machine. Wall and base units. Fitted work surfaces.

Cloakroom

Low level WC. Wash hand basin.





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First Floor Landing

Loft access with pull down ladder, loft has lighting and is partially boarded. Side elevation double glazed window.

Bedroom One 11' 3" x 10' 10" (3.43m x 3.30m)

Front elevation double glazed bay window. Wall mounted radiator.

Bedroom Two 12' 3" x 9' 11" (3.73m x 3.02m)

Rear elevation double glazed window. Wall mounted radiator.

Bedroom Three 7' 8" x 7' 3" (2.34m x 2.21m)

Front elevation double glazed window.

Bathroom

Low level WC. Wash hand basin with vanity unit. Panelled bath with power shower over. Rear elevation double glazed frosted window. Tiling. Mirrored cupboard. Heated towel rail.

Garage

Up and over garage door. Worcester combination boiler. Power and lighting.

General Services:

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

Local Authority: Torbay Council



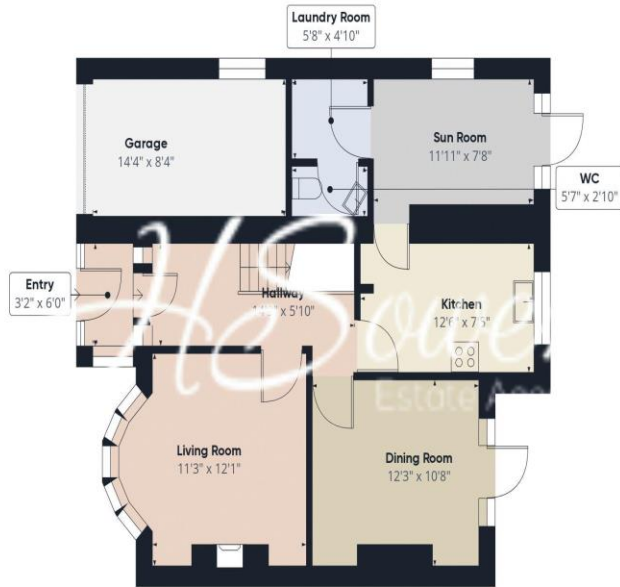


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Floor 0



Floor 1



Approximate total area[®]
1190.95 ft²

(1) Excluding balconies and terraces

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		86 B
69-80	C		
55-68	D	63 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.