



Burridge Road, Chelston, Torquay, TQ2 6LN

Offers In Region Of £450,000

www.garganandhart.co.uk

01803 897321



Gargan & Hart
Estate Agents

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Situated in a tucked away position in the sought after area of Chelston is this immaculately presented detached family home. This property also has the added benefit of being completely double glazed as well as having solar panels which are owned outright by the vendor. These are connected to a battery and surplus electricity is sold back to the national grid via the "feed in tariff".

As you approach the property you will find a garage and driveway with steps leading down to a conservatory entrance. This leads into the main reception hall with doors off to the dining room and living room. The lounge is a good size and benefits from a multi fuel burner, a bay window and further windows which allow plenty of natural light to flood the space. A separate dining room is also available which is great for entertaining. The kitchen/breakfast is well presented with stylish granite work surfaces and a range of wall, base and draw units with built in appliances including double electric oven, 5 ring gas hob and undercounter fridge. A pantry offers further storage space and a large separate utility room to the side has plumbing for washing machine and space for a tumble dryer as well as more cupboard space. There is also a downstairs WC.

On the first floor are three good size double bedrooms and a good size single all feature built in wardrobes. The main bedroom boasts a bay window to the side with far reaching views across Chelston and towards St Marychurch. Double doors lead into the 4th single bedroom which is currently being used as dressing room but could be reconfigured back to the fourth bedroom. The modern family bathroom is fitted with a four piece suite comprising: bath with shower attachment, separate shower cubicle, WC with concealed cistern, countertop and built in wash hand basin and a range of bathroom cabinets for storage.

Outside there is a patio area leading from the conservatory which is a perfect secluded space for outdoor furniture. The gardens surround the house and lead to a raised terrace boasting a garden room and access to the ground floor of the two-story garage. Here you will find your perfect home office already to go as you have power, electric and broadband connectivity





STAR POINTS

- Detached Family Home
- Spacious Throughout
- Bright & Breezy Conservatory
- Easy to Maintain, wrap around Gardens
- Detached Garage & Parking
- Solar Panels
- Lounge, Dining Room & Kitchen/
Breakfast Room
- Fantastic Work from Home Office/
Studio
- Close to Schools
- Close to Sea Front





ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band - F

Local Authority – Torbay Council

EPC – D

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Avenue Road, Torquay, at the traffic lights turn into Old Mill Road, continuing between the parade of shops before turning right into Sherwell Lane. At the crossroads turn left into Sherwell Hill and continue into Boundary Road. Turn left at the next junction into Burr ridge Road where the property will be seen a short distance along to the right hand side.



GROUND FLOOR



1ST FLOOR



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.
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