



Nut Bush Lane, TQ2 6LF

Offers Over £425,000

www.garganandhart.co.uk

01803 897321



Gargan & Hart

Estate Agents

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Double gates open to the driveway and footpath sweeping around the property to a composite front door opening to the reception hall. The sitting room is a bright, double aspect room overlooking the front garden with double glazed door to the front. The kitchen is fitted with a comprehensive range of wall, base and drawer units, roll edged work surface, with inset sink unit, built-in electric oven, four ring hob with cooker hood, and double-glazed window to the side. A door to the utility with provision for washing machine and further appliance space. A second door from the kitchen leads to a rear porch with work surface and door leading out to the rear. Bedroom 1 has a double-glazed window with outlook overlooking the garden and fitted wardrobes and chest of drawers. Bedroom 2/dining room has a double-glazed window to the front. The Family shower room has a built in Shower, wash hand basin with cupboard and low-level W/C.

From the Reception Hall stairs rise to the First Floor Landing with large, double-glazed window, bedroom 3 with double glazed window to the front, access to a large storage cupboard with light and door to en-suite cloakroom with low level W/C, wash hand basin and access to another large storage space with light. Bedroom 4 is a good sized single bedroom with double glazed window to the side.

Outside to the front you have a good-sized driveway leading to a garage with power and light. The front garden is laid to lawn and is sunny and pleasant, a haven for the keen Gardener. To the side of the property there is a lovely sunny patio with a laid to lawn area and a pathway through to a vegetable patch and flowered area with greenhouse.





STAR POINTS

- Detached Chalet Bungalow
- NO ONWARD CHAIN
- Garage & Large Drive
- Superb Location
- Amazing Outdoor Space
- 3/ 4 Bedrooms
- En Suite Cloakroom
- Close to Amenities
- Close to Ring Road
- Close to Well Regarded Schools





ADDITIONAL INFORMATION

Tenure – Freehold
Council Tax Band - E
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

What 3 Words: hatch.signified.focus
Sat-Nav: TQ2 6LF

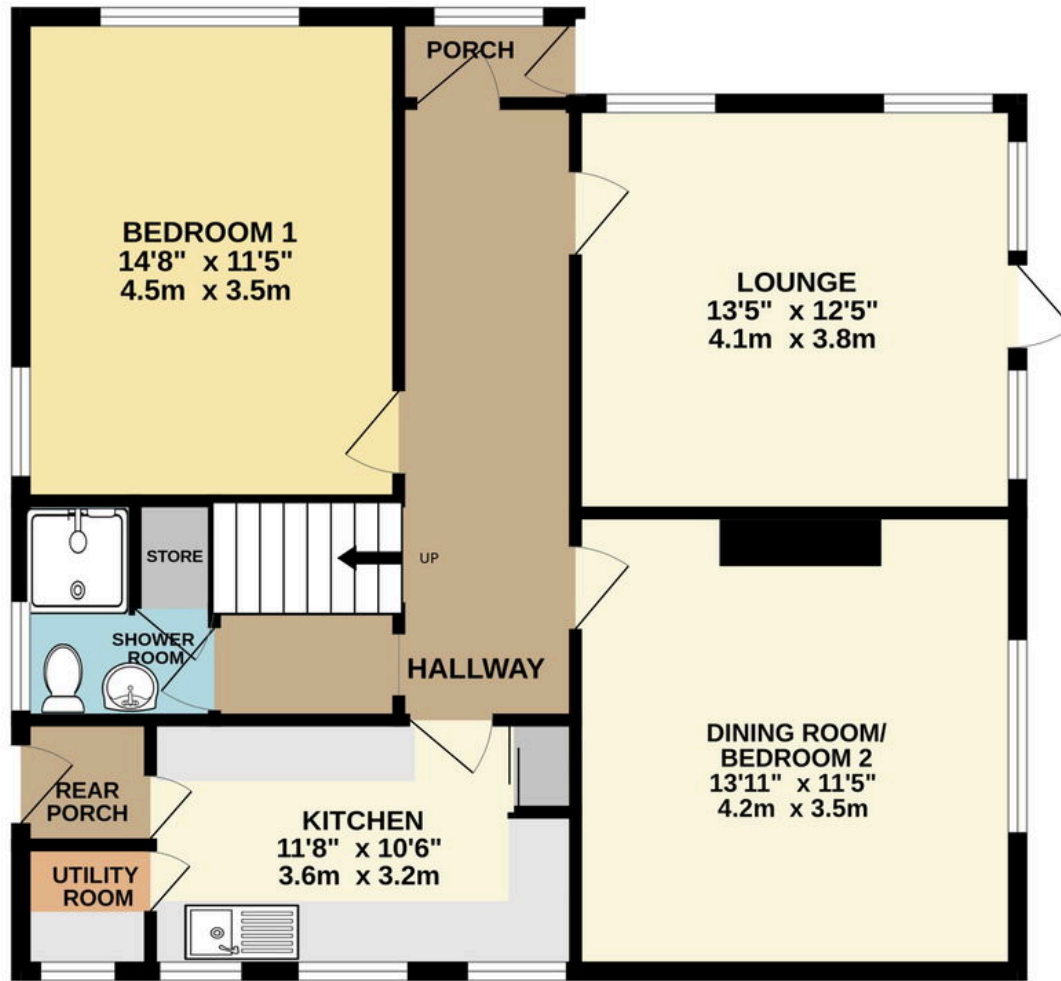
CONSIDERATIONS

Things to consider about this property:

- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is a water meter at the property.



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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