

The Accommodation

- Detached bungalow in need of modernisation situated on a large plot in a quiet cul-de-sac location with central communal green with trees
- Sitting room, dining room and conservatory
- Kitchen and utility room
- Bathroom and separate WC
- Large rear gardens with lawn, vegetable plot, small orchard area, greenhouse and beds stocked with a variety of plants and shrubs
- Garage with power and light connected and loft above
- Off road parking
- EPC rating: D



Brief Description

A spacious detached bungalow situated on a large plot with good size rear gardens, garage with large loft above and off road parking.

In need of modernisation, number 40 presents an ideal opportunity for purchasers to extend the property into the garden and convert the spacious loft and garage, subject to the necessary consents, to create a spacious family home to their own taste.

A door from the front of the property opens into the spacious entrance hall with parquet flooring and doors to the lounge, dining room, two bedrooms, bathroom, separate WC and the garage.

The lounge is a spacious room, currently carpeted but with parquet flooring beneath, with leaded crittall windows to two sides with part secondary glazing. Sliding patio doors open into the double glazed conservatory, from which doors open into the garden. The dining room has a window to the rear garden, space for dining table and chairs and a door to the kitchen.

The kitchen is fitted with wall and base level kitchen units, gas cooker point with extractor over, single bowl single draining stainless steel sink unit, a double glazed window to the garden and opening to the utility room. In the utility room there is the Baxi boiler, space and plumbing for washing machine and door to the front of the property with a glazed panel to the side.

A well laid out detached bungalow in the popular Shiphay area of Torquay with benefits including two bedrooms, conservatory, large rear gardens, off road parking and garage.



Bedroom one has a leaded crittall bay window to the front of the property with secondary glazing. Bedroom two is located to the rear with a double glazed window with views over the garden. The bathroom is fitted with panelled bath with electric shower over and pedestal wash hand basin and there is a separate WC, both with obscured crittall windows.

The garage has power and light connected and access to the large loft above. The large loft provides potential for additional accommodation, subject to the necessary consents.

Outside of the property there is a good size front garden which provides plenty of off road parking and access to the garage. There is a large rear garden occupying an elevated position in Cadewell Park with extensive views of woodland and to Haytor.

Enclosed by timber fencing and hedging the rear garden is mainly laid to lawn. There is a paved patio area, a vegetable garden, orchard area, greenhouse and beds stocked with a variety of plants and shrubs.

Council Tax: Band D



