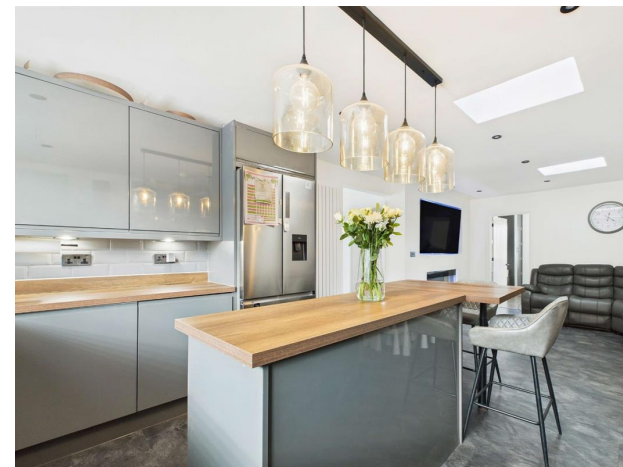




SUMMARY

Renovated 3-Bed Detached Bungalow | Desirable Shiphay Location | Open-Plan Living, Kitchen & Dining Area | Stylish Kitchen with Integrated Appliances | 3 Double Bedrooms with Built-In Wardrobes | Substantial Tiered Rear Garden | Planning Permission for Major Extension | Driveway Parking & Garage



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Address: Haywain Close, Shiphay, Torquay, TQ2 7SG

Property type: Detached Bungalow

Tenure: Freehold

Council tax band: D

EPC: D

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Parking: ✓

Garden: ✓

DESCRIPTION

Occupying a desirable position in the popular Shipway area, this three-bedroom detached bungalow offers an attractive blend of modern comfort, practical living and future potential. Conveniently located near Torbay Hospital, as well as a local nursery, primary and grammar schools, the property is ideally suited to families seeking a well-connected home within easy reach of the coast. The present owners have significantly upgraded the bungalow, with a newly renovated interior, stylish open-plan living space and a tastefully landscaped rear garden.

The property also benefits from approved planning permission for a substantial upgrade, including excavation works to convert the existing under-floor/crawl space into habitable lower-ground-floor accommodation. The approved plans show a proposed open-plan kitchen, living and dining area, cloakroom/WC, patio access via glazed doors, internal staircase connection and associated ground-floor reconfiguration, including the creation of a fourth bedroom and utility room. This offers future buyers an exciting opportunity to significantly enlarge and reconfigure the accommodation while making better use

of the property's lower level and garden connection.

The front of the property provides generous off-road parking, leading to a garage with power and lighting, part of which has been adapted to create useful office space while retaining storage. To the rear, the fully enclosed tiered garden has been designed with ease of maintenance in mind, incorporating a spacious sun deck, artificial lawn, dedicated play areas and wide-ranging views, ideal for relaxation and entertaining. Solar panels installed on the roof offer an energy-efficient advantage, helping to reduce running costs and further enhancing the property's appeal.

Council Tax Band: D (Torbay Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Rear Garden, Terrace

Electricity supply: Mains, Solar

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTP

Broadband options available at the property include:

* Standard broadband (15mbps download, 1Mbps upload).

* Superfast broadband (not available).

* Ultrafast broadband (1800Mbps download, 220Mbps upload).

- Networks in area - Openreach, Virgin Media

The Approach: The property is approached via a substantial tarmac driveway, providing generous off-road parking and leading along the side of the home to the main entrance, garage and rear garden access. To the front, an additional gravelled hardstanding area offers further parking if required. Upon entering, the reception hall is finished with dark grey floor tiles and features a contemporary vertical panel radiator, creating a smart and modern first impression. From here, the accommodation opens into an impressive open-plan living room, kitchen and dining area, with matching flooring continuing through for a seamless finish. The reception hall also provides access to an inner hallway, which leads to a bedroom and a bathroom.

Living & Entertaining: The heart of the home is an impressive open-plan living room, kitchen and dining area. The living area features a contemporary media wall with recessed television space, LED feature lighting and an inset electric fireplace, creating an attractive focal point for the room. The kitchen is fitted with a modern range of gloss grey wall and base units, complemented by square-edge wooden work surfaces and tiled splashbacks. Integrated appliances include an eye-level double oven, inset induction hob, dishwasher, washing machine and wine cooler, with recessed cabinetry space provided for a freestanding American-style fridge and freezer. A composite one-and-a-half bowl sink and drainer is positioned beneath the double-glazed front window, allowing natural light into the space. A central island provides additional base storage and further worktop space, while the adjoining dining area offers a sociable setting for everyday meals, family gatherings and entertaining.

Bedroom & Bathroom Suites: The property offers three well-presented double bedrooms, each finished in a contemporary style and providing built-in wardrobe storage. The principal bedroom is positioned to the rear and benefits from two fitted wardrobes, while the second bedroom, also overlooking the rear, includes integrated

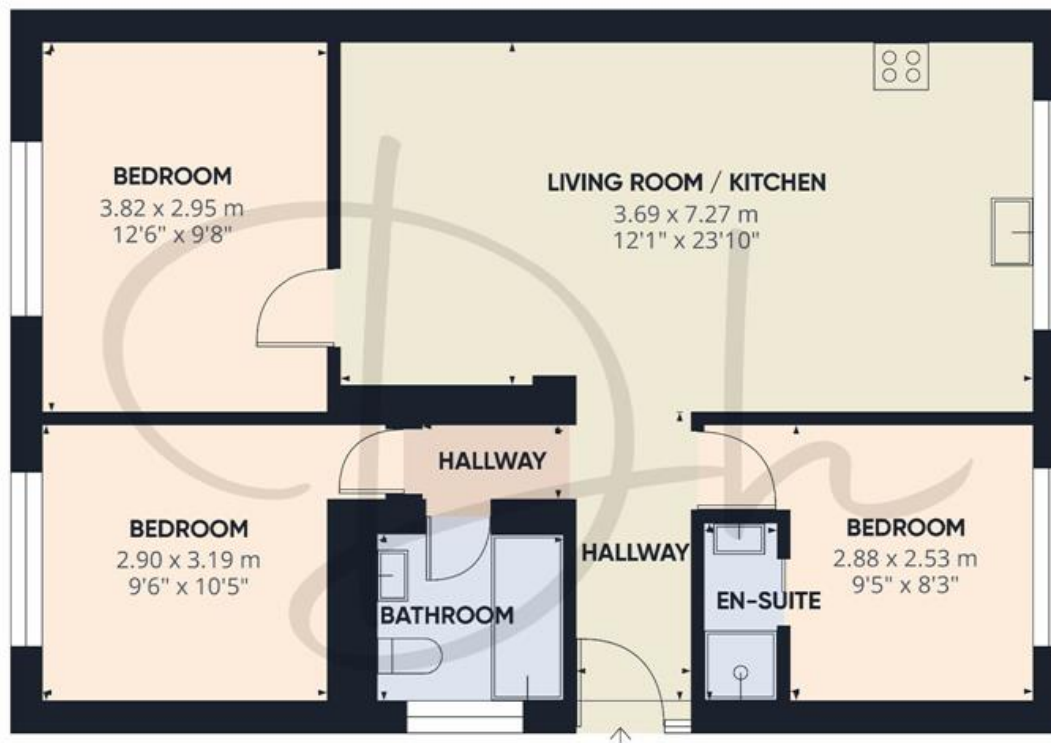
wardrobes for further storage. The third bedroom is situated at the front of the property and also features built-in wardrobes, along with the added benefit of its own en-suite shower room. The en-suite is fitted with a shower cubicle and a wall-mounted wash basin, creating a practical and private facility. Serving the remaining accommodation is a stylish three-piece bathroom suite, designed with a modern finish throughout. The suite includes a freestanding oval bath with contemporary black wall-mounted taps and a handheld shower attachment, a concealed cistern WC, a wall-mounted wash basin and a vertical wall-mounted radiator.

Garage, Office Space & Lower Ground Floor:

The property further benefits from a useful garage/store, complete with power and lighting, offering excellent scope for storage, workshop use or practical day-to-day purposes. From the garage, access leads into an adjoining room, currently arranged as a home office/hobby space, with power points, lighting and a window allowing natural light. This versatile area could lend itself to a variety of uses, including a work-from-home space, hobby room, gym area or additional storage, depending on individual requirements. Externally accessed from the rear garden, there is also a substantial under-house storage area, providing valuable space for garden

equipment, tools, bicycles and general household items. This part of the property also contributes to its wider future potential, with planning permission already granted for the creation of a lower ground floor and a two-storey rear extension, offering the opportunity to significantly enlarge the existing accommodation.

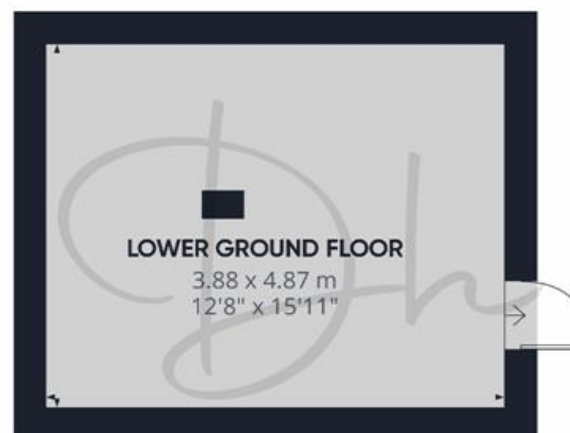
A Garden Beyond Expectation: The rear garden is a standout feature of the property, offering a substantial and thoughtfully arranged outdoor space. Landscaped over a series of tiered levels, the garden has been designed to make excellent use of the plot while creating clearly defined areas for different purposes. Immediately adjoining the property is a generous timber decked terrace, providing an ideal setting for outdoor dining, seating and entertaining. From here, the elevated position allows for an attractive outlook across the surrounding area and towards the nearby green hills. Steps lead down to further enclosed garden areas, including a low-maintenance artificial lawn, a dedicated children's play area with bark chippings, and additional barked sections with raised sleeper borders. The garden is enclosed by timber fencing with trellis screening, offering a good degree of privacy, while the tier design provides practical separation between entertaining, seating and play spaces.



Ground floor Building 1



Ground floor Building 2



Ground floor Building 3

Approximate total area^m

91.8 m²
988 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









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