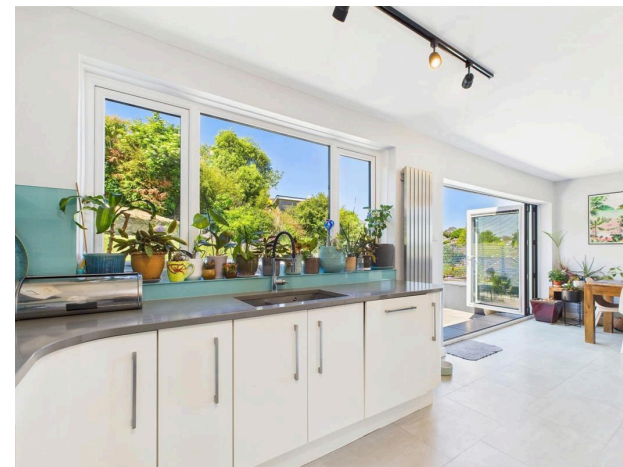




SUMMARY

Chain Free | Driveway for Multiple Cars | Integral Garage with Power | Open-Plan Kitchen, Dining & Living Area | Versatile Ground Floor for Multi-Gen Living | Rear Garden with Patio, Lawn & Decking | Bedroom with Patio Doors to Garden | Shiphay Location Near Schools



Visit our website for the current price:

www.danielhobbin.uk/P-RS0612/

Address: Cornacre Road, Shiphay, Torquay, TQ2 6JZ

Property type: Detached House

Tenure: Freehold

Council tax band: E

EPC: D

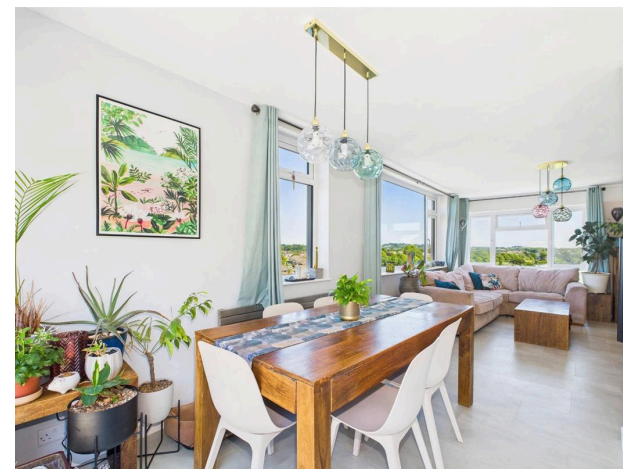
Bedrooms: 4

Bathrooms: 1

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

Nestled within the desirable residential area of Shiphay, Torquay, this substantial four-bedroom detached home, offered to market CHAIN-FREE and presenting an exceptional opportunity for families seeking space, comfort, and convenience. Approached via a generous driveway providing ample off-road parking, the property also benefits from an integral garage.

The rear garden is a particular highlight, offering a superb space for outdoor living with a generous lawn, well-designed patio, and decking area, ideal for both entertaining and family enjoyment while taking in the elevated and panoramic views of the surrounding area.

Beautifully presented throughout, the interior offers flexibility, including the potential for multi-generational living on the ground floor. The first floor is home to four well-proportioned bedrooms and a bright, open-plan kitchen, dining, and living area, seamlessly connected to the rear garden. A contemporary family bathroom completes the first-floor accommodation. The home is fitted with a PIV unit to provide ventilation throughout the whole house.

This home enjoys a prime position within Shiphay, noted for its proximity to Torbay Hospital, outstanding local schools including Torquay Boys' and Girls' Grammar Schools, and excellent transport connections across the Bay, Newton Abbot, and Exeter.

Council Tax Band: E

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband options available at the property include:

- * Standard broadband: 17Mbps download, 1Mbps upload

- * Superfast broadband: not available

- * Ultrafast broadband: 1800Mbps download, 220Mbps upload

- Networks in the area: Openreach, Virgin Media

The Approach: A neatly laid block-paved driveway offers an impressive and practical approach to the property, providing generous parking space for multiple vehicles. The frontage is attractively landscaped, featuring an elevated garden finished in light gravel, which also offers convenient side access to the rear garden. A secondary access point to the rear is positioned beside the integral garage, enhancing the property's functionality. From the driveway, a set of steps leads up to a covered entrance porch, thoughtfully designed to provide shelter and a welcoming arrival. Stepping inside, you are greeted by a spacious

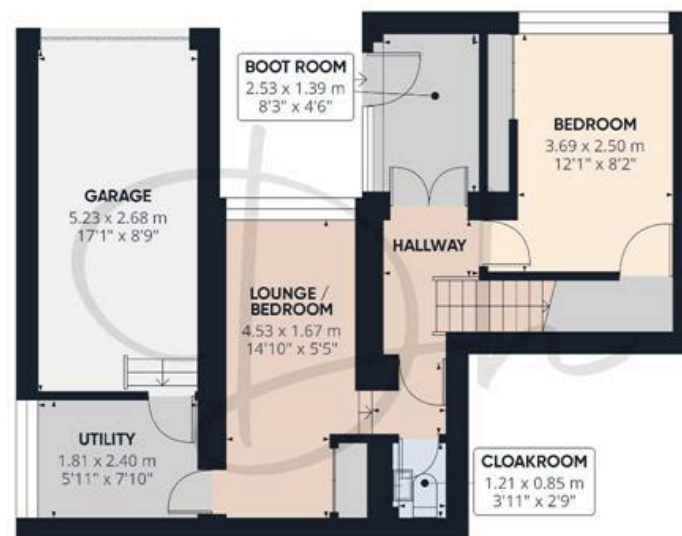
boot room - a practical and well-proportioned area ideal for storing coats, footwear, and outdoor accessories. From here, glazed internal doors open into a lower landing hallway, where stairs rise to the first-floor accommodation. Additional doors lead to a ground-floor bedroom and a further hallway provides access to the remaining ground-floor accommodation.

Versatile Ground Floor Living: Offering outstanding flexibility, the ground floor of this home is perfectly suited to multi-generational arrangements or those seeking semi-independent living space for a relative or older child. This level includes a comfortable double bedroom featuring two built-in storage cupboards, a wide double-glazed picture window, and a radiator set beneath. A cloakroom with a WC and wash basin provides convenient facilities on this level. The front-facing lounge is bright and welcoming, with a double-glazed window drawing in natural light. It also includes a central heating radiator, integrated cupboard space, and a TV point. Adjoining the lounge is a well-appointed utility room, offering plumbing and space for both a washing machine and tumble dryer, alongside contemporary wall-mounted storage units. From here, a UPVC door provides direct access to the integral garage. This garage features power, lighting, an electric roller door, and accommodates the property's gas boiler.

Heart of the Home: At the heart of the home lies a bright, spacious open-plan kitchen, dining, and living area, finished with durable Karndean flooring and three contemporary brushed steel radiators – ideal for both everyday family living and entertaining. The kitchen is fitted with high-gloss off-white wall and base units, resin-bound composite work surfaces, under-cabinet lighting, and a deep inset 1.5 stainless steel sink beneath a double-glazed window overlooking the rear garden. Integrated appliances include an eye-level oven and microwave, an induction hob with a stylish extractor hood, dishwasher, and a recessed space within fitted cabinetry for an American-style fridge/freezer. The dining area comfortably accommodates a family-sized table and benefits from bi-fold doors leading out to the garden – perfect for alfresco dining. The adjoining living area enjoys elevated views through double-glazed windows, with a log-burning stove adding a cosy focal point.

Well-Appointed Bedrooms and Bathroom: This level offers three well-proportioned double bedrooms and a stylish four-piece family bathroom. The principal bedroom enjoys views of the rear garden via double-glazed sliding patio doors, with an additional side-facing window allowing for ample natural light. It is finished with Karndean flooring and includes built-in mirrored wardrobes, providing excellent storage. The third bedroom is currently utilised as a home office and benefits from a built-in cupboard/wardrobe, offering flexibility for remote working or guest accommodation. The contemporary family bathroom comprises a bathtub with centre mixer tap and handheld shower attachment. It also comprises a corner shower cubicle with aqua board wall panelling. It also comprises a vanity unit with inset wash basin and storage drawers, an illuminated wall-mounted mirror, and a WC. A heated towel rail is positioned below an obscured double-glazed window, and the room is finished with tiled walls and flooring for a sleek, modern look.

A Garden to Enjoy: The rear garden offers a beautifully arranged and versatile outdoor space, ideal for entertaining and family enjoyment. Directly accessed via bi-fold doors from the kitchen/dining area, a spacious paved patio provides the right setting for al fresco dining or casual relaxation. This area comfortably accommodates outdoor furniture and enjoys a seamless connection with the main living areas of the home. Beyond the patio lies a level lawn bordered by mature planting and shrubbery, creating privacy and greenery. A recessed trampoline is neatly integrated into the lawn, offering a safe and fun play feature for children. Steps lead up to a well-stocked tiered garden with flowering borders, established plants, and a peaceful timber pergola bench; ideal for quiet moments or shaded seating. To the side, a large decked seating area with screened fencing provides additional space for lounging or hosting. This is enhanced by the far-reaching views of the surrounding area.



Ground floor



Floor 1

Approximate total area^m

133.4 m²

1438 ft²

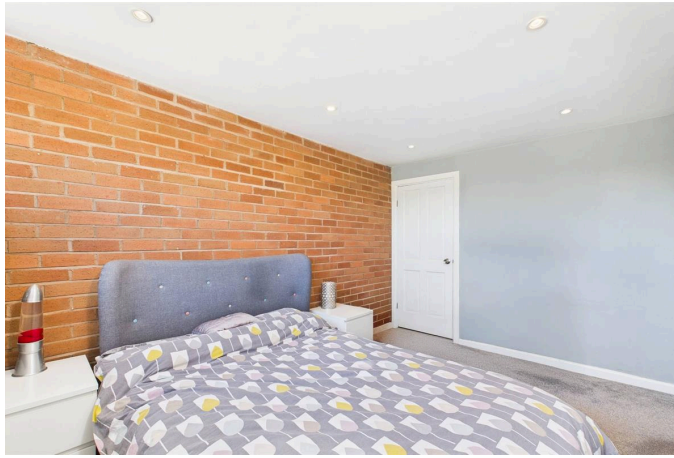
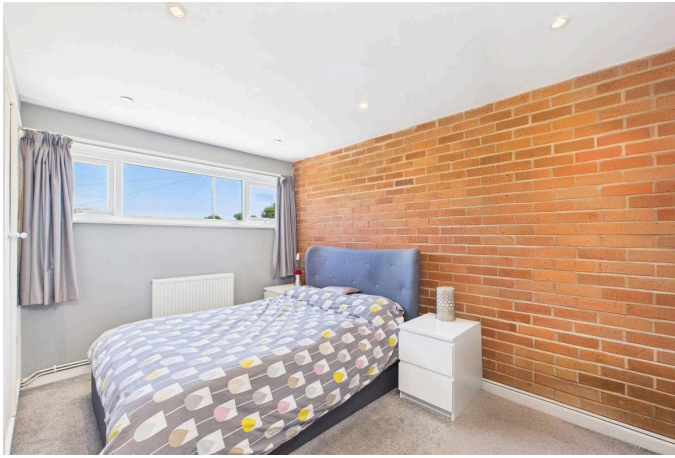
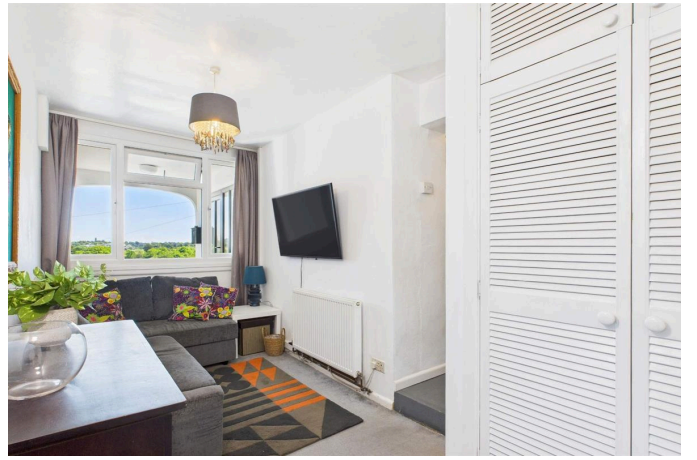
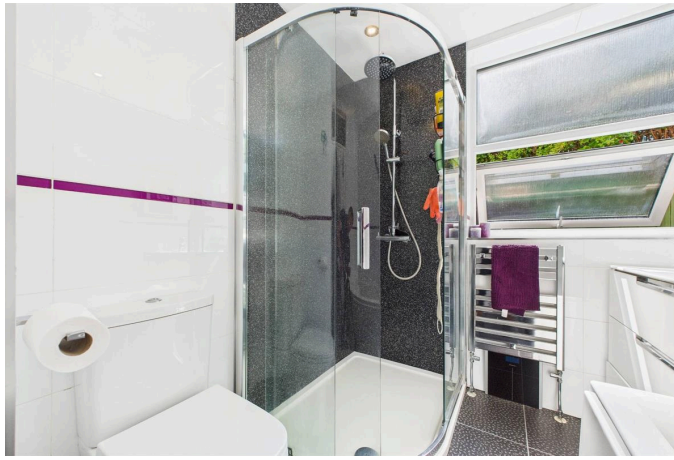
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360











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