



SUMMARY

Sought-After Shiphay Location || Quiet Cul-de-Sac Position || No Onward Chain || Attractive, Well-Maintained Rear Garden || Block-Paved Driveway Parking for 2/3 Vehicles || Garage with Rear Garden Access || Spacious Living Room & Kitchen/Diner || Excellent Access to Schools, Hospital & Transport



Visit our website for the current price:
www.danielhobbin.uk/P-RS0739/

Address: Culm Close, Shiphay, Torquay, TQ2 7RQ

Property type: Link Detached House

Tenure: Freehold

Council tax band: C

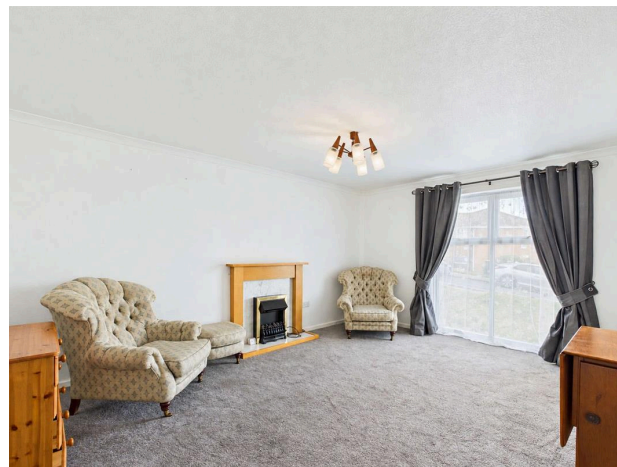
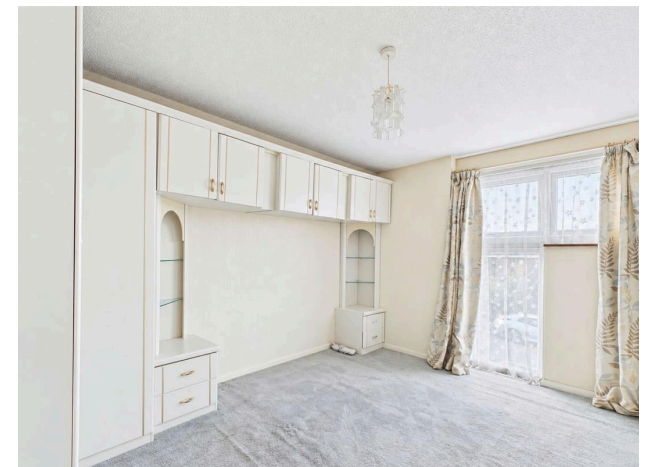
Bedrooms: 3

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.



After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.



Open your camera & scan

DESCRIPTION

Situated in a quiet cul-de-sac within the highly regarded Shiphay area of Torquay, this well-presented three-bedroom link-detached property offers an excellent opportunity to acquire a family home in a particularly desirable location. Properties on this road rarely become available, and with the additional advantage of being offered for sale with no onward chain, this is an opportunity likely to appeal to a wide range of purchasers.

The property enjoys an attractive frontage, with a driveway providing off-road parking for approximately two to three vehicles, together with an adjoining garage. Internally, the accommodation is well presented throughout, while to the rear, an attractive and carefully maintained garden provides a lovely outdoor space for relaxing, entertaining and enjoying the warmer months.

Shiphay is one of Torquay's most popular residential areas, offering a convenient location with a wide range of amenities close to hand. Torbay Hospital is situated nearby, making the property particularly appealing to those working in the healthcare sector. The area is also well served by several highly regarded schools,

including Torquay Boys' Grammar School, Torquay Girls' Grammar School and Torquay Academy. Local shops and everyday amenities are within easy reach, along with popular establishments such as The Devon Dumpling, providing a convenient option for dining and socialising.

Transport connections are another advantage, with Torre railway station nearby and easy access to the South Devon Highway, providing convenient routes towards Newton Abbot and the wider region.

Combining a sought-after cul-de-sac location, well-presented accommodation, attractive gardens and generous off-road parking, this chain-free property offers an excellent opportunity for buyers looking to make Shiphay their home.

Council Tax Band: C (Torbay Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTP

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: Approaching from Culm Close, the property enjoys an attractive frontage, with a block-paved driveway providing off-road parking for approximately two to three vehicles. An adjoining lawn adds to the property's kerb appeal whilst keeping the front garden relatively low maintenance. The driveway leads to a garage, accessed via an up-and-over door and benefitting from power, lighting and a courtesy door opening onto the rear garden. The main entrance is through an obscure double-glazed door into an enclosed porch, which also features obscure double-glazed windows. A further door opens into the entrance hall, where a staircase rises to the first-floor accommodation and an internal door provides access to the living room.

Living Room: The generously proportioned living room benefits from a large, floor-to-ceiling double-glazed window to the front, allowing plenty of natural light into the room. A feature fireplace with a light wood surround, marble-effect back panel and hearth, incorporating an electric coal-effect fire, provides an attractive focal point. There is also a useful understairs storage cupboard, which houses utility meters and provides additional storage space.

Kitchen & Diner: Leading through to the kitchen and dining area, the kitchen is fitted with a range of matching wall and base units, complemented by roll-edge worktops and tiled splashbacks. Integrated appliances include an oven, an inset gas hob with an extractor hood above and a fridge/freezer, whilst space and plumbing are provided for a washing machine. A stainless steel sink and drainer is positioned beneath a double-glazed window overlooking the rear garden. The adjoining dining area offers ample space for a family dining table, with double-glazed sliding patio doors opening directly onto the rear

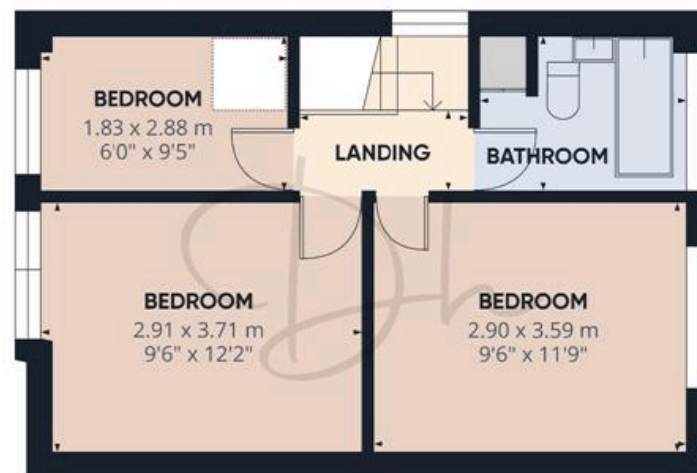
garden, providing convenient access to the outside space.

Bedrooms & Bathroom: The first-floor landing benefits from a double-glazed window to the side, allowing natural light into the space, together with a hatch providing access to the loft. The property offers three bedrooms, including two doubles. The principal bedroom benefits from an extensive range of fitted furniture in a cream finish, comprising full-height wardrobes, overhead storage cupboards, bedside drawer units and decorative open shelving with glass shelves. The fitted units also incorporate a central recess designed to accommodate a bed, providing a practical arrangement with plenty of built-in storage. Serving the bedrooms is a three-piece family bathroom, comprising a bath with mixer tap and shower over, a pedestal wash basin and a low-level WC. The bathroom features tiled walls, a wall-mounted heated towel rail and a double-glazed window positioned above the bath, providing natural light. A built-in storage cupboard also houses the gas combination boiler.

A Garden to Enjoy: The rear garden is an attractive feature of the property, offering a pleasant outdoor space with a combination of lawn, paved seating areas and established planting. Arranged over gently tiered levels, the garden has been carefully maintained, with a variety of shrubs, ornamental trees and well-stocked flower beds adding colour and interest throughout. Sliding patio doors from the dining area open onto a paved patio, providing a convenient space for outdoor seating and entertaining. A pathway leads through the garden to the lawn, which is bordered by established planting and decorative stone-edged beds. Towards the far end, a timber garden shed provides useful storage, while an additional paved area offers further space for seating or potted plants. The garden is enclosed by timber fencing and benefits from access to the garage via a courtesy door, making it both practical and enjoyable for everyday use.



Ground floor



Floor 1



Approximate total area^m

86 m²

926 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

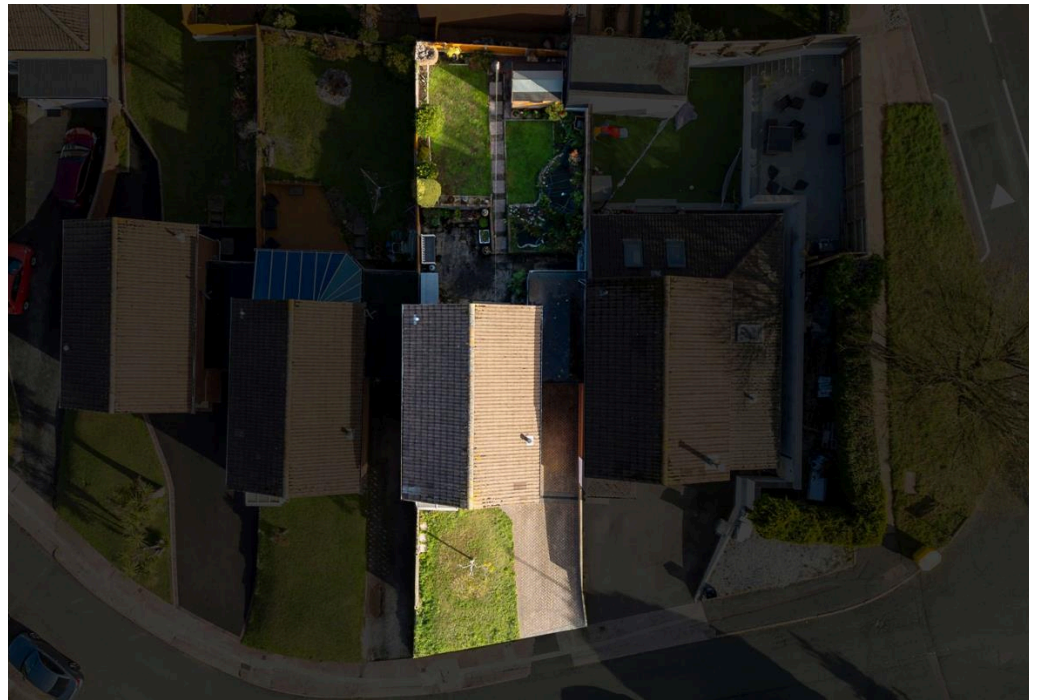
Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE 360







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