



SUMMARY

Modern 3-Bedroom Semi-Detached Home | Quiet Cul-de-Sac Setting in Shiphay | Bright Living/Dining Room Opening to Garden | Spacious Principal Bedroom with Built-In Wardrobe | Integral Garage & Block-Paved Driveway | Rear Garden with Patio Terrace | Close to Grammar Schools & Torbay Hospital

Visit our website for the current price:

www.danielhobbin.uk/P-RS0941/

Address: Walkham Rise, Shiphay, Torquay, TQ2 7RN

Property type: Semi-Detached House

Tenure: Freehold

Council tax band: C

EPC: D

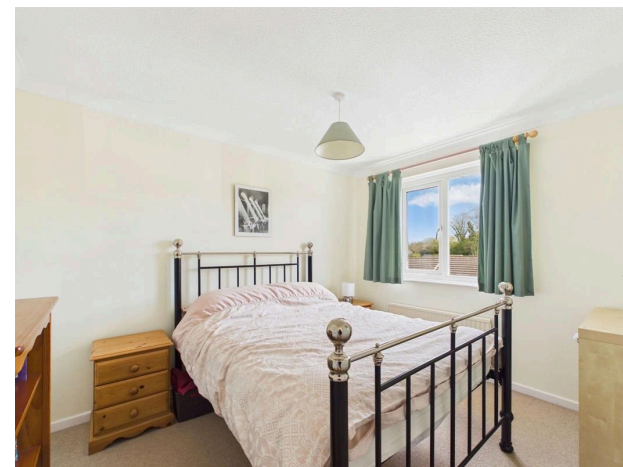
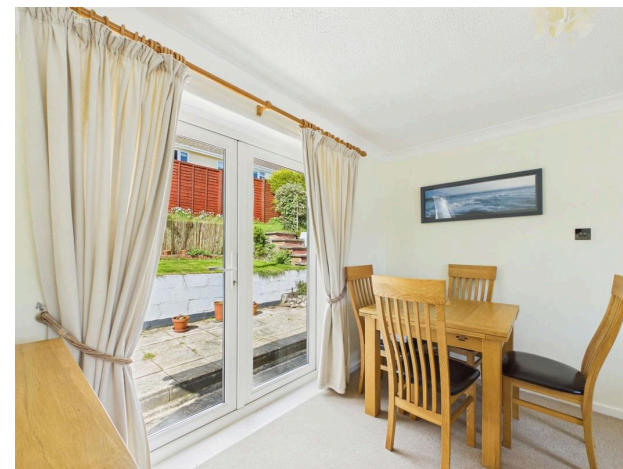
Bedrooms: 3

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

A well-presented and modern three-bedroom semi-detached home, pleasantly tucked away in a quiet cul-de-sac within the sought-after Shiphay area of Torquay.

This appealing property offers a distinctive top floor living design, designed to make the most of its accommodation. On the first floor, there is a bright and comfortable living room/dining room with direct access to the rear garden, creating an ideal space for both everyday living and entertaining. The kitchen is also located on this level, together with two bedrooms, while the landing provides further access to the garden and stairs leading to the ground floor.

The ground floor opens into a generous reception hall, which leads to a spacious principal double bedroom and a stylish contemporary three piece bathroom. A door leads into a generous walk-in store room offering plenty of storage which in turn provides access to the integral garage, adding to the practicality of the home.

Outside, the rear garden is well maintained and provides an attractive setting for outdoor enjoyment. To the front, there is driveway parking, with potential to create

an additional parking space, subject to any necessary consents.

Ideally positioned, the property enjoys excellent access to the South Devon Highway, making travel to the surrounding areas straightforward. Shiphay is a highly regarded residential location, well served by local amenities including shops on Cadewell Lane, such as a Co-op, post office and pharmacy. Torbay Hospital is nearby, and the property is also conveniently placed for Shiphay Learning Academy and the well-regarded Torquay Boys' and Girls' Grammar Schools.

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: 16Mbps download, 1Mbps upload

* Superfast broadband: not available

* Ultrafast broadband: 1800Mbps download,

220Mbps upload

- Networks in the area: Virgin Media, Openreach

The Approach: A block-paved driveway to the front provides access to the garage, bordered by a neatly maintained lawn that enhances the property's curb appeal. A double glazed entrance door opens into a spacious L-shaped reception hallway, finished with wood-effect laminate flooring. This welcoming area includes a central heating radiator and provides access to the principal bedroom, bathroom and a useful walk-in storage cupboard/connection to the garage.

Principal Bedroom: The principal bedroom is a well-proportioned double room, finished with matching wood-effect laminate flooring. A double-glazed window to the front aspect allows for plenty of natural light, with a radiator positioned below and a second radiator set to the opposite side of the room for added comfort. The room also benefits from a built-in wardrobe and provides ample space for further bedroom furniture.

Bathroom: A spacious and contemporary bathroom is fitted with a modern suite, complemented by fully tiled walls and flooring. The room comprises a bath with separate hot and cold taps and a shower over. It also comprises a wall-mounted wash basin with splashback, a mirrored wall cabinet above, a low-level WC, and a heated towel rail. Two obscured double-glazed windows allow plenty of natural light while maintaining privacy.

Storage Room & Integral Garage: The walk-in storage room provides an excellent amount of practical storage space and is loosely divided into two sections, with fitted shelving. Extending beneath the staircase, this useful area also gives access via a secure courtesy door to the integral garage. The garage is fitted with an up-and-over door to the front and benefits from power and lighting. There is space for white goods, making it a versatile area for storage and utility use. Utility meters and a consumer unit are also located here.

First Floor: Stairs rise from the reception hallway to the first floor landing, a bright and spacious area enhanced by a

double-glazed window allowing in plenty of natural light. An obscured double-glazed door also provides direct access to the rear garden.

Living Room/Diner: The living room/dining room is a bright and inviting space, featuring a double glazed window to the front aspect with a deep sill and elevated outlook across the surrounding area. A radiator is positioned beneath the window, while a fireplace with tiled hearth and back, complemented by a wooden surround, creates an attractive focal point. Double glazed patio doors open directly onto the garden, adding to the room's appeal and providing an easy connection to the outside space.

Kitchen: The kitchen is fitted with a range of matching wall and base units with work surfaces over and tiled splashbacks. A stainless steel sink and drainer is positioned beneath a double glazed window to the front aspect, allowing natural light. The room also benefits from an integrated oven with an inset induction hob and extractor hood above. In addition, there is space and plumbing for a washing machine, together with under-counter space for a

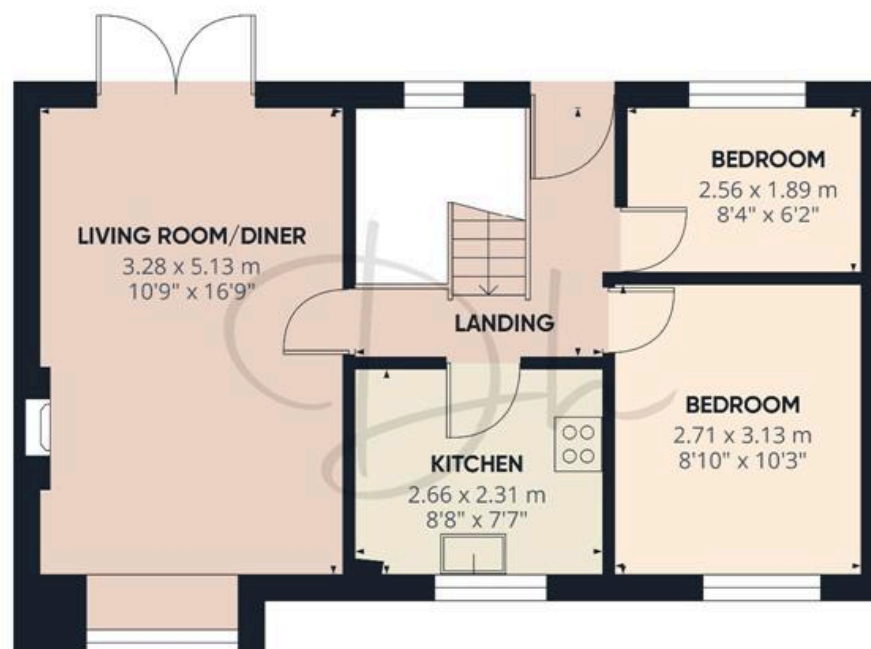
fridge.

First Floor Bedrooms: The first floor accommodates two further bedrooms. To the front of the property is a well-proportioned double bedroom with a double glazed window and central heating radiator. The third bedroom is situated to the rear and would suit use as a small double or generous single room, enjoying a double glazed window with an outlook over the garden with radiator positioned beneath.

A Garden to Enjoy: The rear garden has been arranged to provide an attractive and private outside space, enjoying a pleasant tiered design. Immediately adjoining the property is a paved patio terrace, offering an ideal area for seating and outdoor dining. Steps rise from here to two further lawned levels, interspersed with planted borders, mature shrubs and established greenery, creating a well-kept and sheltered setting. Enclosed by fencing and walling, the garden enjoys a good degree of privacy and a secure feel, while side access adds further practicality. Overall, this is a well-presented outdoor space, well suited to both relaxing and entertaining.



Ground floor



Floor 1



Approximate total area^m

85 m²
915 ft²

Reduced headroom

0.9 m²
10 ft²

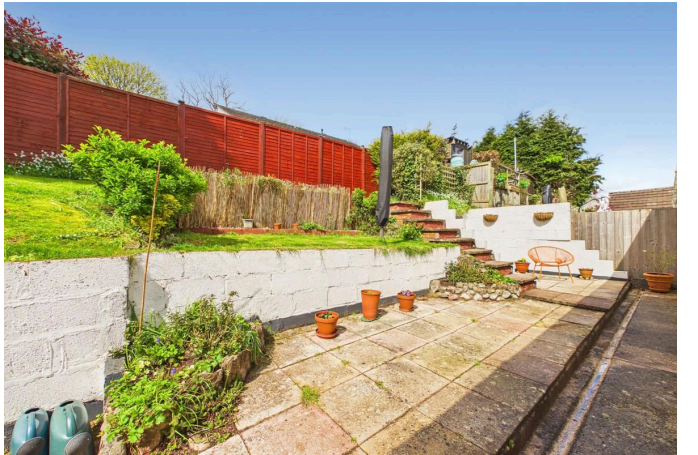
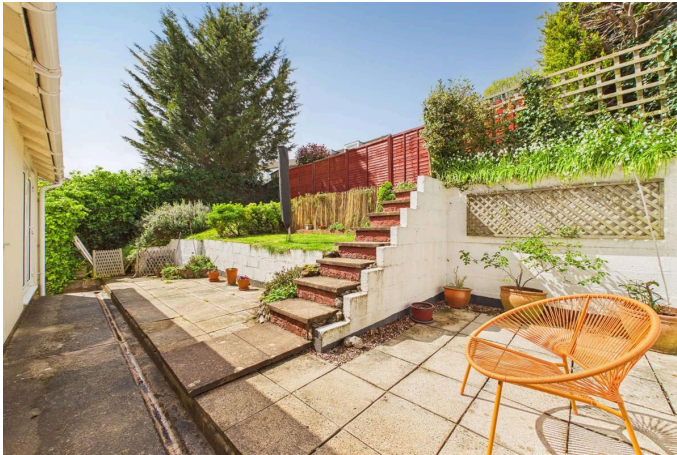
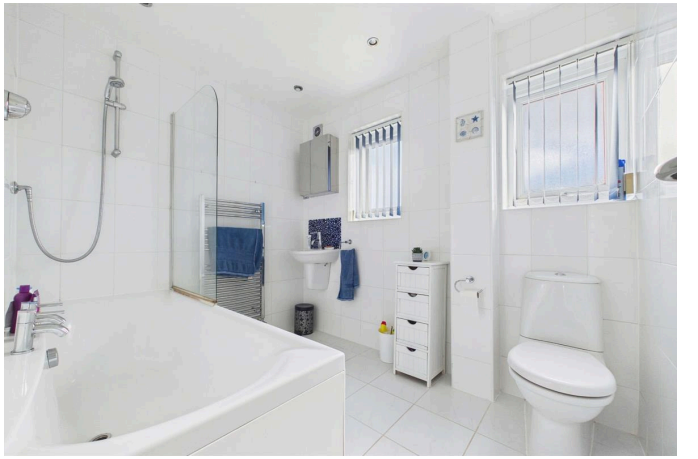
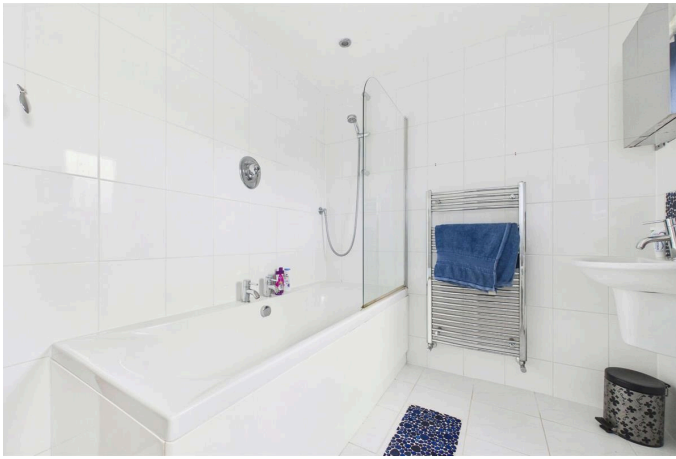
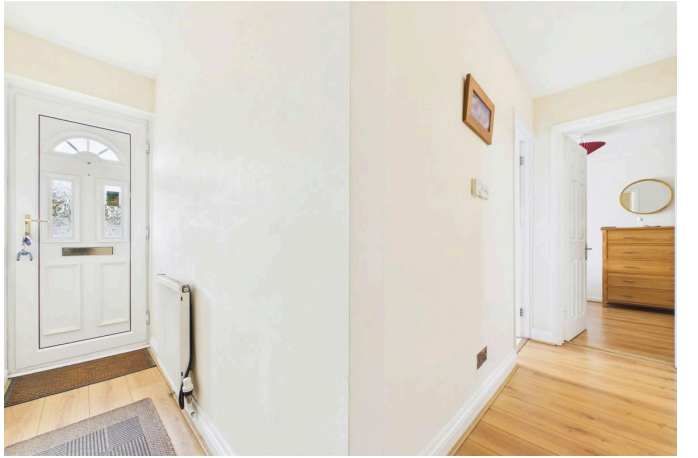
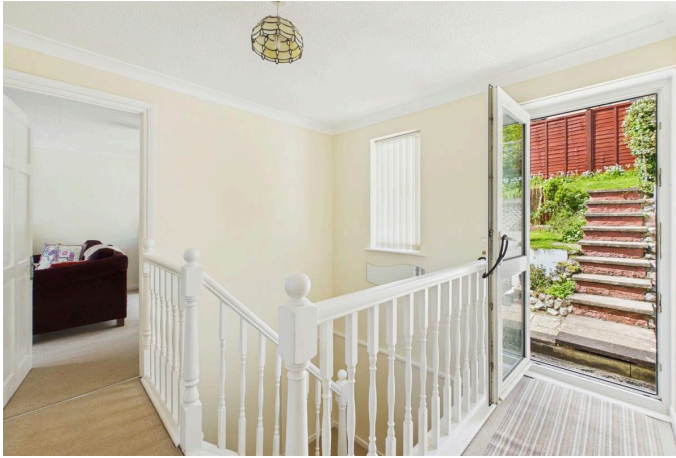
(1) Excluding balconies and terraces

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.

GIRAFFE360











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