



SUMMARY

Well-Presented Two-Bedroom End-of-Terrace Home || Offered for Sale with No Onward Chain | Generous Paved Patio & Enclosed Lawn Garden || Additional Land within the Residents' Car Park || Allocated Parking for the Property || Close to Torbay Hospital & Grammar Schools

Visit our website for the current price:
www.danielhobbin.uk/P-RS1051/

Address: Glebeland Way, Shiphay, Torquay, TQ2 7SL

Property type: End of Terrace House

Tenure: Freehold

Council tax band: A

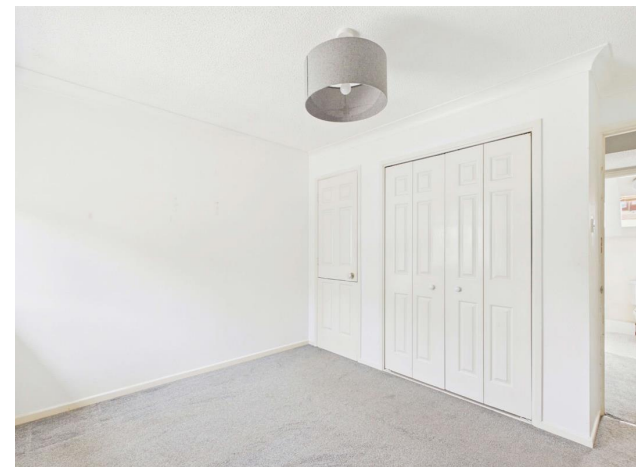
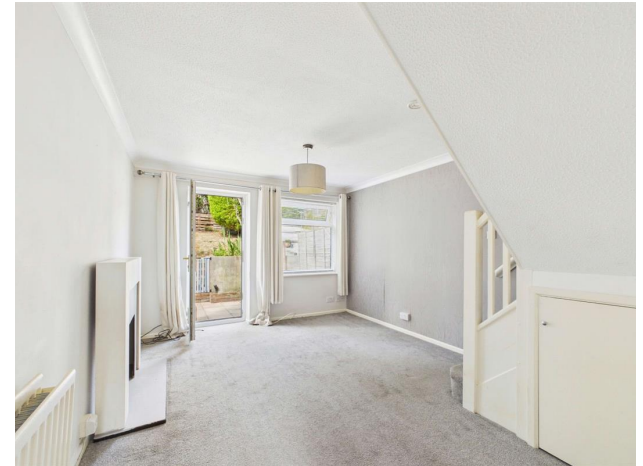
Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

Offered for sale with no onward chain, this well-presented two-bedroom end-of-terrace house occupies a desirable position within the ever-popular Veille Park area of Shiphay. The property provides comfortable and neatly maintained accommodation, complemented by an attractive garden and a useful additional area of land within the residents' car park with allocated parking.

The ground floor accommodation includes a modern fitted kitchen offering a good range of cupboard and worktop space. Integrated appliances include an oven and inset hob, with further space and plumbing provided for a washing machine. The adjoining lounge provides a welcoming living area, with a double-glazed door opening directly onto the rear garden.

On the first floor are two bedrooms and a contemporary shower room. The principal bedroom benefits from a built-in wardrobe and an additional storage cupboard, providing ample practical

storage. The second bedroom is a single room suitable for use as a child's bedroom, guest room or home office.

Externally, the property enjoys a generous, level paved patio, creating an excellent space for outdoor seating, dining and entertaining. Steps lead to the remainder of the garden, which is predominantly laid to lawn and enclosed by timber fencing and established hedging. Further benefits include gated side access and a timber storage shed.

An additional area of land is situated within the residents' car park, as illustrated in the final photograph. This currently provides parking for the property and may offer potential for an extension or alternative use, subject to obtaining all necessary planning permissions and consents.

Veille Park is a highly regarded residential development within Shiphay, conveniently positioned for Torbay Hospital and the area's well-regarded grammar schools. A nearby bus service

provides connections to a variety of destinations, while Torre railway station is approximately 0.7 miles away. A local parade of shops and everyday amenities is also within easy reach, including a Co-op convenience store and post office.

Council Tax Band: A (Torbay Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTP

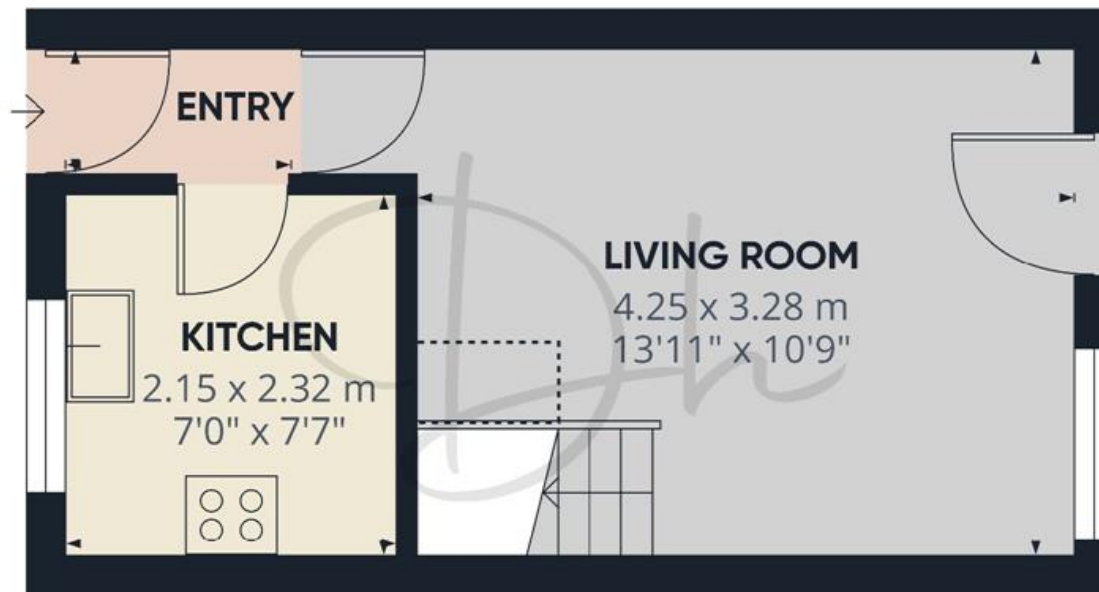
Broadband options available at the property include:

- * Standard broadband (16Mbps download, 1Mbps upload)

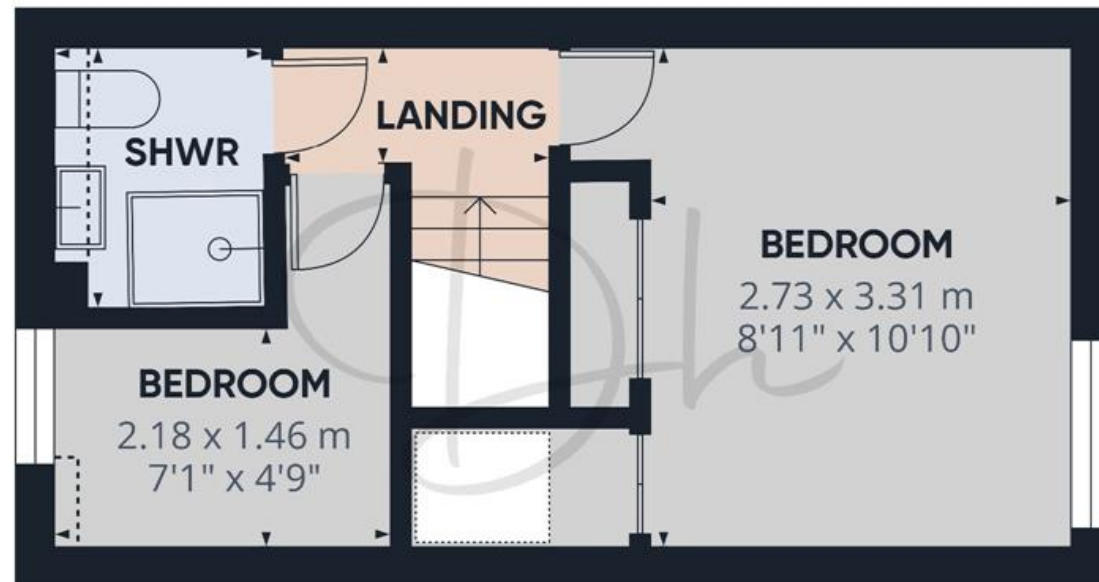
- * Superfast broadband (not available)

- * Ultrafast broadband (1000Mbps download, 100Mbps upload)

- Networks in area - Openreach, Virgin Media



Ground floor



Floor 1



Approximate total area^m

46 m²

495 ft²

Reduced headroom

0.8 m²

9 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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