



Offers Over £425,000

Water Lane, Shiphay,
Torquay, TQ2 7HW

Set within a charming and highly sought-after residential enclave, this beautifully presented 3 bedroom detached modern bungalow offers a rare blend of contemporary living and idyllic surroundings. Nestled along a peaceful cul-de-sac in the characterful Old Shiphay area of Torquay, the property enjoys a picturesque setting amongst traditional thatched cottages, yet just moments from excellent schools, local shops, and Torbay Hospital, it combines a welcoming community atmosphere with everyday convenience. Perfectly suited for families and those seeking both comfort and convenience.



RECEPTION LOBBY Double glazed composite front door. Glazed door to: Dining Area A spacious dining/snug which is open to the kitchen and enjoys a pleasant outlook across to the neighbouring thatched cottages. Large double glazed window. Radiator. Hive central heating control system.

KITCHEN A well appointed kitchen fitted with a range of contemporary light grey wood grain effect units with quartz effect work surfaces over. The range of integrated appliances include matching oven and hob with concealed cooker hood over, integrated dishwasher, fridge, and freezer. There is also plumbing for a washing machine. Cupboard housing Ideal gas boiler. The kitchen is finished with a stylish glass and stainless steel sink along with under cabinet LED lights and kickboard LED lighting. Contemporary radiator. Two large double glazed Velux windows. Linen/store cupboard with fuse box ideal for ironing boards, vacuum cleaners etc. There are breakfast bar areas to either end of the kitchen.

LOUNGE A superb bright and spacious lounge with large double glazed lantern light to the ceiling surrounded with LED spotlights. Double glazed siding patio doors leading out to the garden. TV point. Second double glazed high level window. Inner hallway Radiator. Underfloor heating. Ceiling light tube.

BEDROOM ONE A double bedroom with double glazed window overlooking the neighbouring thatched cottages and surrounding area. Radiator. TV point.

ENSUITE A modern finish fitted with a white suit comprising large rain walk-in shower cubicle with mains fed shower which is adjustable via rail and glass folding doors, pedestal wash hand basin with illuminated mirror and shaver point over plus low level WC with dual flush. Contemporary tiling to the walls. Double glazed window. Chrome ladder radiator.

BEDROOM TWO Another double room with double aspect double glazed windows again enjoying a similar outlook to the master bedroom. Radiator. TV point. Bedroom Another double with a double glazed window overlooking the rear garden and enjoying an open outlook to local woodland. Radiator.

BEDROOM THREE This double bedroom is situated at the rear of the property. A generous double glazed window provides lovely garden views. The room is complemented by a wall-mounted radiator.

CLOAKROOM This well-appointed space is fitted with a modern suite comprising a sleek vanity unit with an inset wash hand basin, and an elegant low-level WC.

BATHROOM A family bathroom comprising modern vanity unit with wide inset acrylic wash basin with mixer tap. Panelled bath with both shower attachment and electric shower fitment over with glass splash screen. Close couple WC with dual flush. Part tiled walls with contemporary tiling. Double glazed window. Shaver point. Chrome ladder radiator Cloakroom Fitted with a matching suite to the master bathroom having a vanity unit with wash hand basin and close coupled WC.

OUTSIDE To the front of the property is a driveway allowing off-road parking for approximately 3 to 4 cars and has a wild bank with a range of inset bluebells primroses and hedging plants offering a good degree of privacy. There is access to the side of the property with the main area being a patio with gravel for ease of maintenance. Outside power point. Cold water tap. The patio and gravel extends to the side of the property where are is a range of inset shrubs and a pleasant open outlook enjoying a good degree of privacy and a sunny position. The rear garden itself is set over two levels with a large patio being access directly from the lounge and this has a small store area ideal for a shed or similar to the side. There is also a gravel area with low maintenance and again a pleasant open outlook similar to bedroom three.



Address 'Water Lane, Shiphay, Torquay, TQ2 7HW'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '72 | C'

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