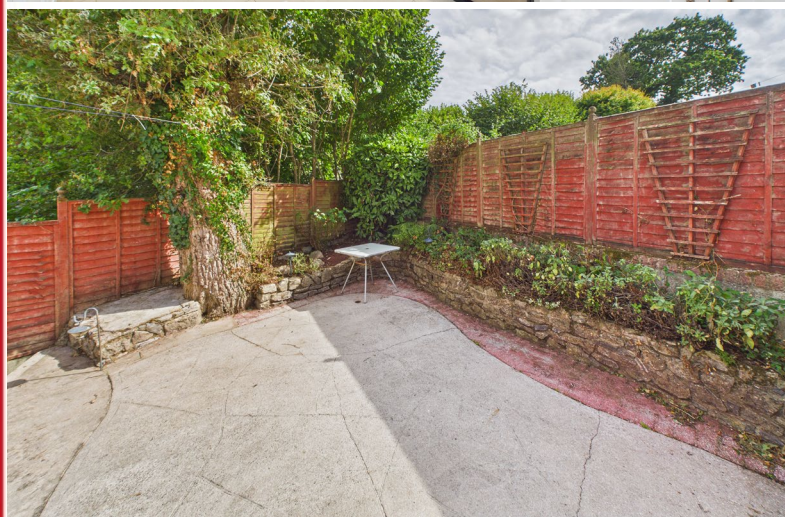
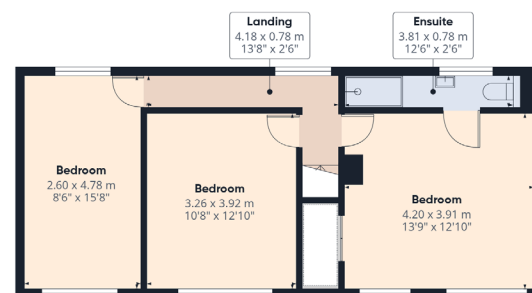
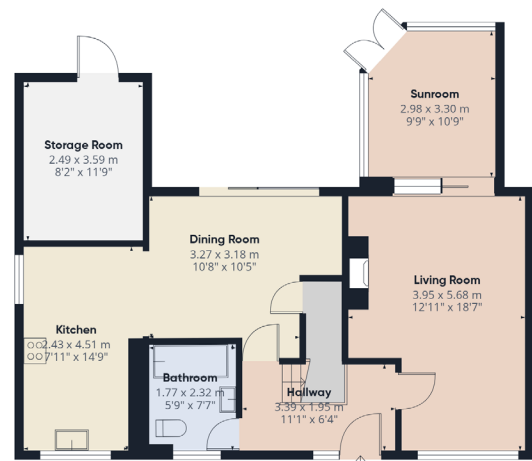




Guide Price £350,000 - £370,000

Drake Avenue,
Shiphay, Torquay,
TQ2 6JN

A beautifully presented and substantial extended three-bedroom semi-detached property, ideally situated on Drake Avenue in the highly sought-after Higher Chelston area. The property is conveniently located within walking distance of the picturesque Cockington Country Park and Village and has public grasslands, woods and fields virtually on its doorstep. This spacious home is also close to the renowned Torquay Grammar Schools, primary schools, Torbay Hospital and a wide range of local amenities, making it an excellent choice for families. The spacious accommodation briefly comprises a generous lounge leading into a large conservatory, which provides a wonderful connection to the rear garden. The extended kitchen/diner offers an impressive amount of space, easily accommodating a six-seater dining table, with sliding doors opening directly onto the rear decking area. A downstairs bathroom adds further convenience. Upstairs, there are three exceptionally generous double bedrooms one of which has an en-suite shower room. Outside, the enclosed dog friendly and very private rear garden offers excellent versatility, featuring a large decked area, a substantial patio and a large storage room/workshop. The storage room presents exciting potential for conversion, subject to any necessary permissions, and could potentially provide an outdoor office/study, gym, hobby room or additional living accommodation. To the front of the property is a generous front garden together with off-road parking for approximately one to two vehicles. Overall, this is a spacious and versatile family home offering generous accommodation, excellent outdoor space and significant further potential, all within a highly convenient and desirable Higher Chelston location.



Entrance Door into:-

HALLWAY Radiator. Stairs to the first floor. Doors to:-

LOUNGE A very spacious, light & airy lounge, with marble style fire surround with inset electric living flame effect fire and built-in lighting, radiator, double glazed window overlooking the front garden, glazed sliding doors lead to the large conservatory.

KITCHEN/DINER Very spacious kitchen/diner partitioned by an archway opening, fitted white gloss kitchen with drawers and cupboards over and under surfaces, range style cooker, space for fridge/freezer, space for dishwasher and double glazed windows to front and side aspects. Utility area with plumbing for a washing machine and space for a tumble dryer. Large dining area with room for a 6/8-seater dining table, sliding double glazed doors out to the decking and garden. Two built-in storage cupboards, radiator.

CONSERVATORY A very large conservatory with polycarbonate roof and tiled flooring, radiator. Double glazed windows look out to the garden and double glazed doors lead to the rear garden.

DOWNSTAIRS BATHROOM Comprising bath with overhead electric shower and glass shower screen, hand wash basin, low-level W/C, wall-hung towel rail radiator, obscure double glazed window to the front aspect and wall mounted vanity cabinet.

First Floor Landing. Doors to:-

MASTER BEDROOM – BEDROOM 1 A very large double bedroom with two double glazed windows to the front aspect. Built-in eaves cupboard and further large built-in storage cupboard, radiator.

EN-SUITE Beautifully presented with double shower unit, hand wash basin, low-level W/C, wall-hung towel rail radiator and obscure double glazed window to the rear.

BEDROOM 2 Another generous double bedroom, large double glazed window to front aspect and radiator.

BEDROOM 3 Another double bedroom, double glazed windows to both and rear aspects with the rear window enjoying open views across the surrounding area.

OUTSIDE – REAR Large deck area, ideal for alfresco dining and entertaining, large patio area, a very private garden. There is also a large storage room which could be converted to home office/study/gym/workshop and gives access to a large under house storage area.

Front - The front garden is laid to lawn and interspersed with a variety of shrubs.

PARKING Driveway for 1 to 2 cars. Side access gate.

Address 'Drake Avenue, Shiphay, Torquay, TQ2 6JN'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '66 | D'

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