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104 Shiphay Lane
Torquay, TQ2 7BZ

A beautifully presented recently modernised and extended family home

Newton Abbot 7 miles Totnes 10 miles Exeter 22 miles

- Extended & Modernised Family Home • High Degree of Privacy • 4 Bedrooms, 3 Bathrooms • Impressive Kitchen/Family Room • Generous Garden
- Garage and Driveway Parking • Convenient & Popular Location •

Guide price £469,500

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SITUATION

Located within the popular Shiphay area of Torquay, this impressive house is ideally situated close to the local shops and amenities as well as the Boy's and Girl's Grammar Schools. The highly regarded Sherwell Valley and Shiphay Primary Schools are also close by, as is Torbay Hospital. Access onto the A road network and new Kingskerswell bypass is simple, ideal for those commuting to Exeter or Plymouth.

Set amongst seven green hills, nine beaches, palm-lined promenades and a lively harbourside it is no surprise that Torquay is known as the Queen of the English Riviera. Torquay seafront, harbour and beaches of Tor Bay are a short drive or bus ride away where pavement cafes and boutique shops abound along with a wide range of top class restaurants, and the Princess Theatre.

Further afield the regional capital of Exeter (approx. 30 minutes by train) provides all of the big brand shopping and dining experiences that one could wish for.

Exeter's International Airport offers a wide variety of business and leisure destinations within Europe and beyond.

DESCRIPTION

Located on a private corner plot on a quiet road in the popular Shiphay area, this fabulous home is a credit to the current owners. During their term of ownership they have significantly extended the property and modernised it throughout and today it is presented to a high standard. Accommodation comprises of up to 4 bedrooms (master en suite & dressing room), 3 bathrooms, large kitchen/family/dining room and living room. The lawned garden surrounds two sides of the property and there is a single garage with driveway parking.

ACCOMMODATION

Please refer to floorplan. The significant extensions to the property have been done sympathetically and blends seamlessly with the original house. The front door leads to the entrance hall where stairs rise to the first floor, smart wood effect flooring extends throughout the ground floor. The large and impressive kitchen/dining family room is the hub of this family home, with a dining and informal seating area where French doors lead out to the garden terrace. The smart kitchen is a budding chefs dream, a comprehensive range of gloss black units sit below the solid wood butcher's block style worktops. A large peninsular loosely divides the room with a breakfast bar to one end. There are stainless steel shelves and hooks



for pots and pan storage, and black tiled splashbacks.

There is space for a dual fuel range cooker, integrated dishwasher space for under counter fridge and freezer, as well as space for an American style fridge/freezer.

There is room for a good sized family table, in the dining area. A door to the rear of the kitchen leads to the utility area with further storage, sink and plumbing for washing and drying machines. There is a shower room/WC here that serves bedroom 4, which can also be used as a snug or home office. The sitting room is loosely divided into two areas with a reading area to one end; there is a wood burning stove with brick surround and wooden mantle.

Off the first floor landing are three double bedrooms.

The master bedroom has an en suite shower room as well as a dressing room with plenty of clothes storage.

The other two bedrooms are served by the modern family bathroom with separate bath and shower cubical.

GARDEN AND GROUNDS

The property benefits from a high degree of privacy as is surrounded by the generous gardens which are bordered by high hedging and trees. The driveway extends from the road with parking for up to 4 cars and leads to the single garage with power and light. A gate leads through to the garden and paved path to

the front door. The garden is mostly laid to lawn with a paved terrace adjacent to the house with a seating and BBQ area off the kitchen. Between the house and the garage is a useful log storage area.

SERVICES

Mains gas, water and electricity. Gas central heating

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel : 01803 201201.E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENT

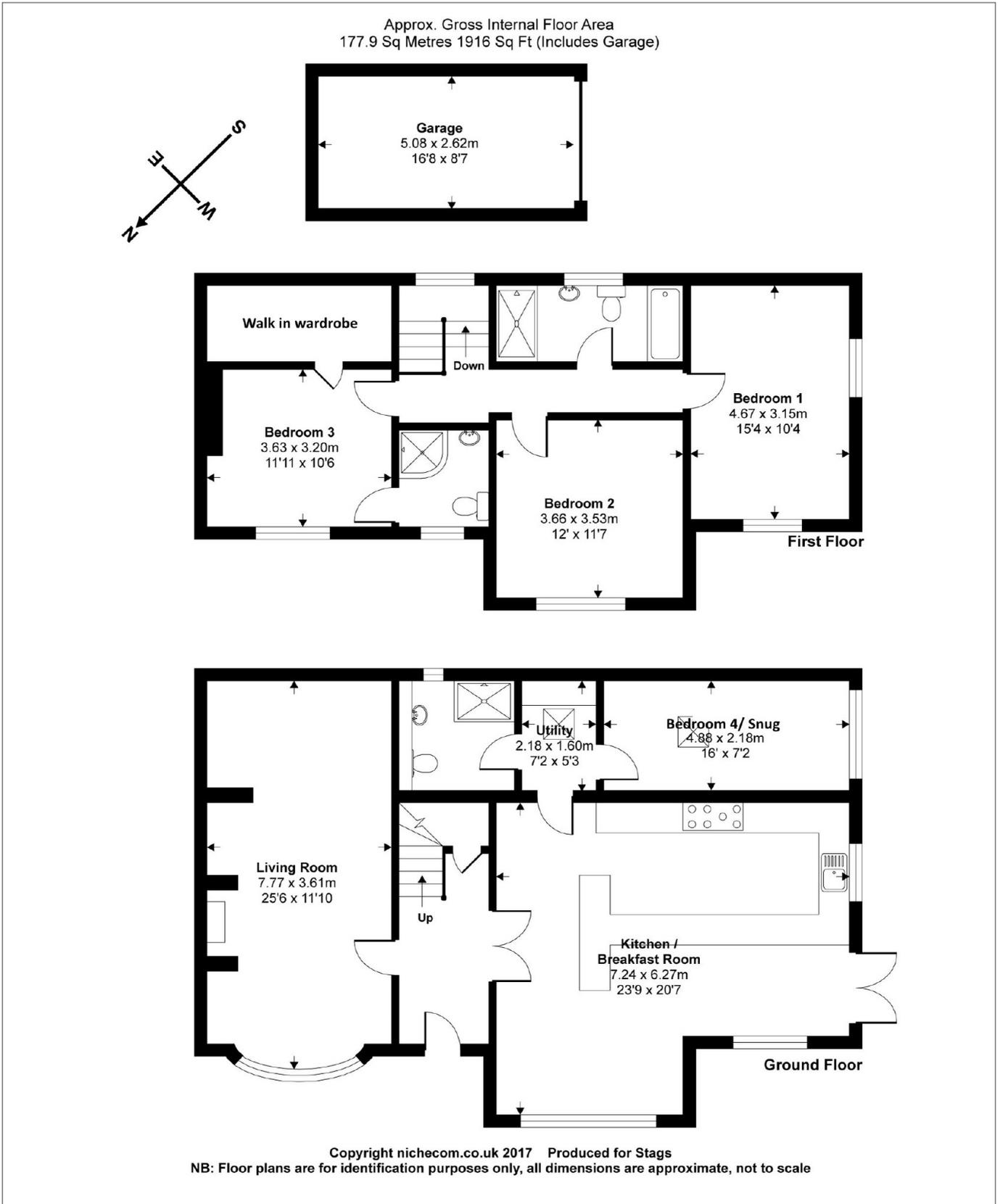
Strictly by prior appointment only with Stags on 01803 200160.

DIRECTIONS

From the STAGS office by car proceed along the seafront heading in the direction of the Grand Hotel. At the first traffic lights turn right onto Belgrave Road and Proceed up the hill onto South Street. At the traffic lights next to the Police Station bear left onto East Street, continue along this road onto Newton Road and turn left at the traffic lights onto Shiphay Avenue.

Take the second right on to Shiphay Lane where you will find the property on the left by the turning to Dairy Hill opposite the Devon Dumpling Pub Restaurant.





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	73		65
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	