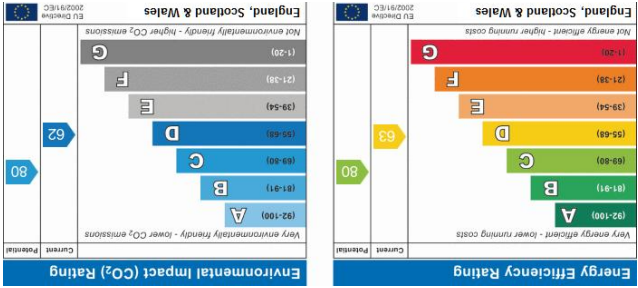




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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13 SHAKESPEARE CLOSE
TORQUAY, TQ2 6DA

£239,950
FREEHOLD

Spacious Detached Bungalow in an elevated Location set on a corner plot. It offers 2 Double Bedrooms, Lounge, Dining Room, Kitchen, Utility Area, Hallway and Bathroom. Benefits include a multi fuel Burner, Gas Central Heating and UPVC Double Glazing throughout. Outside there are sunny Gardens and a Courtyard. Workshop and ample off road Parking for Cars, Caravan or Boat. Good Access both into and out of Town and it is For Sale with NO ONWARD CHAIN.



Detached Bungalow | Corner Plot | 2
Double Bedrooms | Lounge | Dining
Room | Fitted Kitchen & Utility
Area/Room | GCH & D/Glazing |
Workshop | Ample Parking for
Cars/Boat/Caravan | Potential to Extend
Subject to Planning



STORM PORCH

Multi paned obscure double glazed entrance door to :-

HALLWAY

Coved and textured ceiling. Smoke alarm .Access to loft space. Built in cupboard with hanging rail and shelving. Central heating radiator. Oak plank flooring. Panelled doors to:-

BEDROOM 1

12' 4" x 12' 4" (3.78m x 3.78m) UPVC Double glazed window to the front of the property. Coved and textured ceiling. Range of built-in bedroom furniture with overbed units. Central heating radiator. Dado rail.

BEDROOM 2

10' 9" x 10' 3" (3.30m x 3.14m) UPVC Double glazed window to the rear of the property. Coved and textured ceiling. Central heating radiator.

BATHROOM

6' 10" x 6' 4" (2.10m x 1.94m) Obscure UPVC double glazed window to the rear. A white suite comprising wash hand basin set within vanity unit, low level WC and Bath with shower mixer attachment. Ladder style towel radiator.Tiled splashbacks. Medicine cabinet. Extractor fan.

DINING ROOM

14' 10" x 9' 10" (4.53m x 3.01m) UPVC Double glazed window to the side of the property. Coved and textured ceiling. Central heating radiator. Built-in storage cupboards one housing the boiler. Open arch through to the lounge. Double doorway to the Kitchen. Dado rail. Oak plank flooring.

LOUNGE

14' 10" x 11' 1" (4.53m x 3.38m) UPVC Double glazed windows to the front of the property enjoying views across rooftops towards Rowcroft Woods in the distance. Coved and textured ceiling. Focal point recessed multi fuel burner with marbelled surround and hearth. Wood plank flooring. Central heating radiator.

KITCHEN

13' 1" x 12' 4" Max (4.00m x 3.77m) UPVC Double glazed windows and doors overlooking and leading to the sides of the property. Coved and textured ceiling. Extensive range of wall and floor mounted units with contrasting work surface. Integrated oven and hob with filter hood over. One and a quarter bowl sink with mixer tap over. Plumbing and drainage for washing machine and space for further appliance. Display cabinets. Central heating radiator.

UTILITY AREA/STUDY

7' 8" x 5' 6" (2.34m x 1.68m) UPVC Double glazed window to the side of the property. Textured ceiling. Central heating radiator.

OUTSIDE

To the front there are gardens and patio areas with established trees, shrubs and bushes, Gated access and steps up to the front porch. To the side there is an expansive parking area suitable for a variety of uses providing space for cars, boat, motorhome or caravan. To the other side there is a private, sunny enclosed courtyard with outside lighting and gated access to the front of the property.

WORKSHOP

11' 0" x 7' 10" (3.36m x 2.40m) Wooden doors.

AGENTS NOTES

Lots of potential to extend out back or sideways subject to the relevant planning permissions. There is a short cut through Arden Drive which gives you a relatively level access through to the Shops in Hawkins Avenue.



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