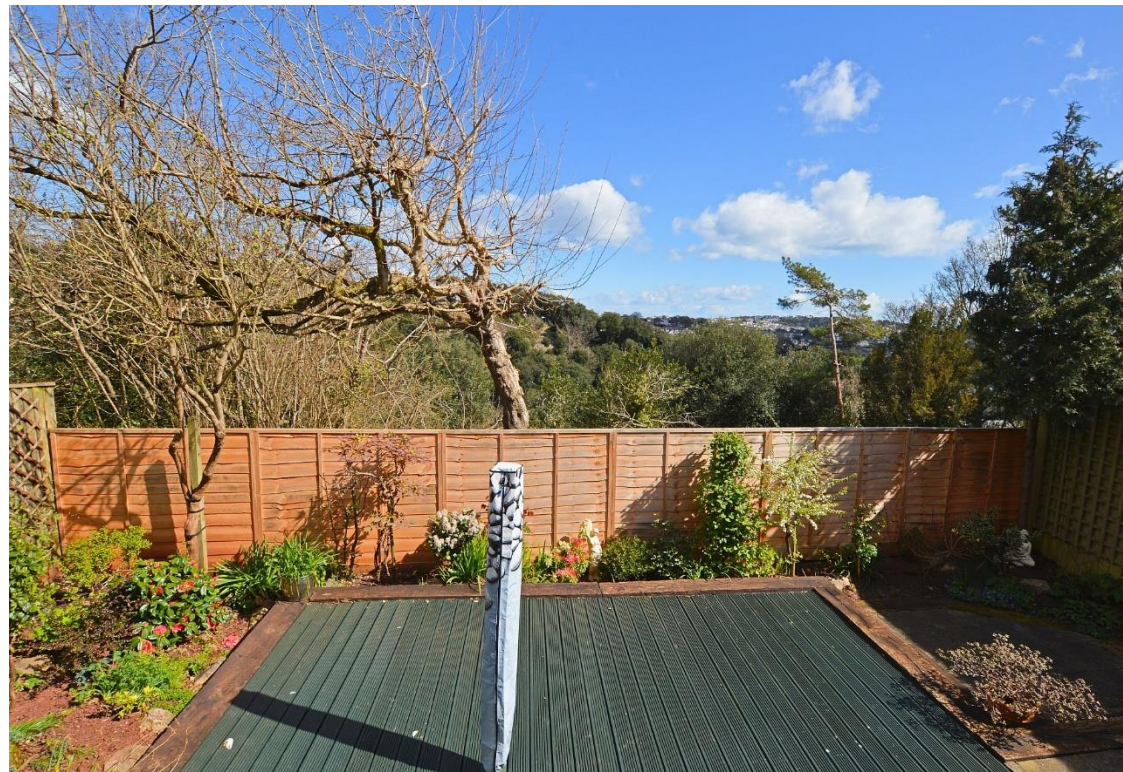




31 FLETCHER CLOSE, CHELSTON, TORQUAY, TQ2 6DD

GUIDE PRICE £390,000 FREEHOLD

Pincombe's
estate agents



A SPACIOUS SEMI-DETACHED HOUSE IN A CUL-DE-SAC POSITION, ENJOYING LOVELY VIEWS OVER THE VALLEY TOWARDS WOODLAND

We are delighted to bring to market, this spacious and well-presented home tucked away in a quiet cul-de-sac, but convenient for local shops, schools, and Torbay Hospital, which are all within a couple of minutes from the property.

The house is arranged over 2 floors, providing ideal family size accommodation comprising GROUND FLOOR: Hallway, Lounge, Dining Room, Fitted Kitchen with access directly to the rear garden with lovely valley views, Cloakroom and Bedroom 5/3rd Reception FIRST FLOOR: Bathroom and 4 Bedrooms, including the Master Bedroom which has sliding doors out onto a delightful, enclosed Roof Terrace (offering potential to create additional accommodation subject to the usual permissions). The accommodation to the rear of the property enjoys a delightful vista over the valley from Chapel Woods towards Torquay centre, as does the rear garden which has a raised terrace and deck to take advantage of the tranquil views. To the front of the property, there is a level garden with adjoining driveway providing ample off-road Parking and 2 Garages.

VIEWING RECOMMENDED

The Accommodation Comprises: UPVC door with obscure glazed inset and internal blind, with adjoining UPVC side panel with obscure inset:

ENTRANCE PORCH Power. UPVC door with decorative stained-glass panel and matching side panel into:

HALLWAY Stairs rising to first floor accommodation. Large understairs recess area. Telephone point. Radiator.

LOUNGE 17'4" x 12' (5.29m x 3.67m) UPVC double glazed window to front with a pleasant outlook over the garden. Feature stone-built fireplace with wooden mantel over, stone hearth and inset dimplex coal effect fire. Stonework extending to either side to provide storage/display areas. T.V. aerial point. 2 x Radiators. Coved ceiling.

DINING ROOM 10'9" x 10'7" (3.28m x 3.23m) UPVC double glazed window to rear, with views out over the area towards trees at Chapel Wood. Coved ceiling.

KITCHEN 17'1" x 7'11" (5.21m x 2.41m) Worksurfaces with inset Blanco stainless steel 1.5 bowl sink and drainer unit. Comprehensive range of Rational German engineered wooden units and matching eye-level cupboards, including corner display units with shelving. Part tiled walls. Integrated appliances including dishwasher and fridge/freezer. 4-Ring gas hob and built-in Neff double oven. UPVC double glazed window to rear with a panoramic view over the surrounding area towards Torquay centre and across to trees at Chapel Woods. UPVC door to garden.



BEDROOM 5/3RD RECEPTION ROOM 12'5" x 10'1" (3.76m x 3.07m) UPVC double glazed window to rear overlooking the garden and enjoying views over the area, towards Chapel Woods. Radiator.

CLOAKROOM Comprising white gloss unit with worktop over, incorporating W.C. Matching white gloss unit with inset wash basin and storage cupboards beneath. Fully tiled walls. Tiled floor. UPVC obscure glazed window to side.

FIRST FLOOR LANDING Obscure glazed window to side. Built-in cupboard housing the hot water cylinder with slatted shelving above. Hatch to roof space.

BEDROOM 1 15'11" x 9'11" (4.84m x 3.02m) Range of Sharpe fitted wardrobes, including a bridge unit over the bed area with inset spotlights. Radiator. UPVC double glazed window and UPVC sliding doors to front, opening onto:

ROOF TERRACE/BALCONY 16'6" x 16'4" (5.02m x 4.99m) laid to astro lawn with balustrade, decked platform and awning.

BEDROOM 2 14'1" x 9'2" (4.30m x 2.79m) UPVC double glazed window to front. Range of Sharpe fitted bedroom furniture including wardrobes, bridge unit over the bed area and vanity/desk unit. Radiator.

BEDROOM 3 12'2" x 10'9" (3.72m x 3.26m) UPVC double glazed window to rear enjoying a lovely aspect from Chapel Woods across to central Torquay. Built-in



wardrobes with cupboards over. Vanity area with floating drawer unit. Radiator.

BEDROOM 4 10'9" x 6'1" (3.27m x 1.85m) UPVC double glazed window to rear with views over the area towards trees and across to central Torquay. Radiator.

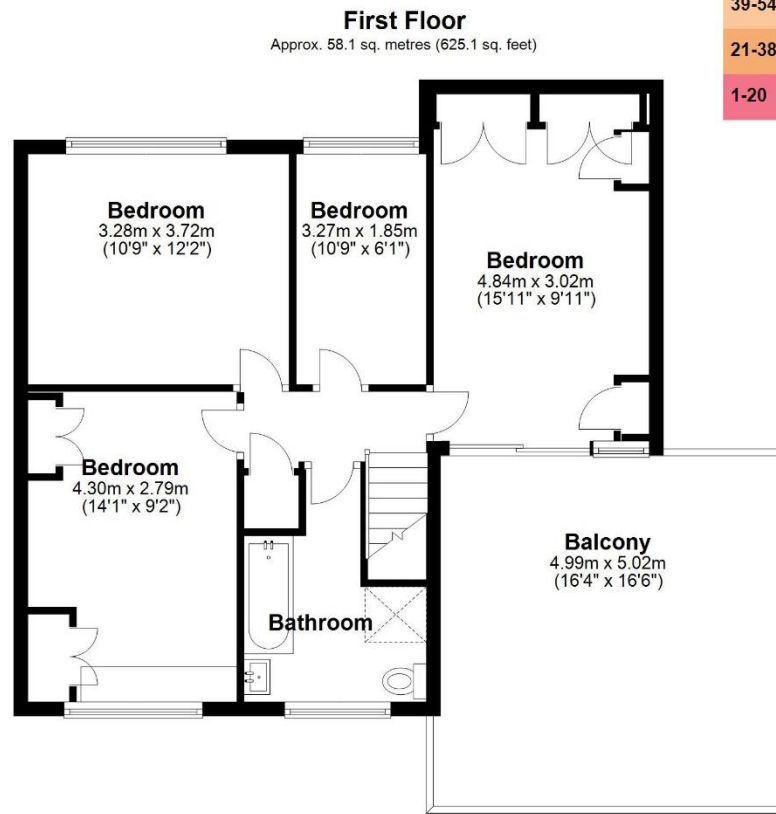
BATHROOM Suite comprising panelled bath with Mira sport shower over and glazed screen, pedestal wash basin and low-level W.C. Radiator. Obscure glazed window to front. Tiled walls. Deep alcove with glass shelving. Pine panelled ceiling with inset spotlights.

OUTSIDE The property is approached via a driveway, providing off road parking for 2 vehicles. The adjoining front garden is gravelled with surrounding borders planted with a variety of shrubs and enclosed by fencing and hedging.

GARAGE 1 17'5" x 8'2" (5.30m x 2.49m) Up and over door. Power and light. Wall mounted Ideal boiler. Plumbing and space for washing machine. Space for tumble dryer and freezer. UPVC personal door to rear garden. **GARAGE 2 17'5" x 8'2" (5.30m x 2.49m)** Up and over door.

To the rear of the property, there is a level raised terrace enclosed with wrought iron balustrade, enjoying lovely views over the area towards trees on the opposite valley at Chapel Woods. Steps lead down to a DECKED AREA with surrounding flower borders, raised beds and a pathway leading to the Garages. Hardstanding for shed. Water tap. External lighting.





Total area: approx. 155.9 sq. metres (1677.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: E