



ST MATTHEW'S ROAD, CHELSTON, TORQUAY, TQ2 6JA

ASKING PRICE £575,000 FREEHOLD

Pincombe's
estate agents



A beautifully presented Detached House set within sunny, private, enclosed gardens and enjoying views over the surrounding tree-lined neighbourhood and out towards the sea and Torquay Marina.

This stunning, ample-sized home offers spacious and 'free' flowing accommodation with high ceilings, wooden skirtings and picture rails, along with modern bathroom suites and classic styling. Situated in the 'heart' of Chelston village, the property faces toward St Matthew's Church with village green beyond and is just a stroll to the shops, pub and amenities at Walnut Road and Old Mill Road. The property is in walking distance of Torquay Railway Station, with its frequent running services to Exeter and connections to London Paddington. The sea-front, Harbourside and green open spaces of Torre Abbey and Cockington Country Park are a 10-minute walk away and offer woodland walks, parkland, Pub, Church, café and Historic Devon Village.

The accommodation is presented on 3 levels comprising Hallway, Lounge with new multi fuel stove and beamed ceiling, Dining Room, Kitchen, Master Bedroom with En-Suite Shower Room, 2 further double Bedrooms, Bathroom, Cloakroom, plus Attic Office/Hobby Room. At Garden Level there is a Guest Suite comprising Living Room, Utility Room, Bedroom, Bathroom and its own entrance. Outside, the gardens surrounding the property are lawned and enclosed with a paved Dining Terrace, Studio, Driveway and Integral Garage.



Viewing is highly recommended

THE ACCOMMODATION COMPRISES: Period wooden entrance door with window above opening into:

HALLWAY UPVC double glazed window overlooking the garden. Radiator. Picture rail. Staircase with wooden spindles and handrail rising to first floor accommodation. Cloak cupboard.

LOUNGE 17' 11" x 17' 9" (5.46m x 5.41m) 3 UPVC double glazed windows enjoying a lovely outlook over the surrounding area. Feature fireplace with new multi fuel stove, marble hearth, tiled inset and wooden mantel over. 2 Radiators. Virgin cable and T.V. Sky point. Beamed ceiling. Wooden skirtings. Doors to Hall and Dining Room.

DINING ROOM 12' 1" x 10' 10" (3.68m x 3.3m) Large UPVC double glazed window with deep wooden sill, enjoying views over the surrounding area. Picture rail. Radiator. Feature alcove display with built-in display cupboard. Opening through to Kitchen with wooden beam.

KITCHEN 13' 9" x 7' 1" (4.19m x 2.16m) Comprising butcher block effect worktops with inset 1 1/2 bowl stainless steel sink and drainer unit, range of light coloured cupboards providing ample storage with matching wall units. UPVC double glazed window overlooking the garden. Kickboard lights. Rangemaster cooker with stainless steel extractor hood over. Integrated appliances including fridge, dishwasher and combination microwave. Tiled walls. Inset spotlights.





Archway through to Hallway. Wooden door and stairs to Garden Level Guest Suite.

FIRST FLOOR LANDING UPVC double glazed window. Picture rail.

MASTER BEDROOM 16' 1" x 12' 2" (4.9m x 3.71m)
UPVC double glazed window enjoying a lovely outlook over the surrounding tree lined area and out towards the sea and Torquay Marina in the distance. UPVC door opening out onto a **BALCONY** with wrought iron railings and enjoying the views out to the sea. Radiator. Built-in wardrobe with adjacent wall units, providing ample storage. Hatch and pull-down loft ladder to **ATTIC** and **OFFICE/HOBBY ROOM**. Door to:

EN-SUITE SHOWER ROOM Comprising large fully tiled cubicle with sliding glazed door, Mira raindance shower and hand attachment, pedestal wash basin, low level W.C. Mirror with LED lights. Extractor fan. Slimline ladder style towel rail/radiator. Inset spotlights. Large UPVC obscure glazed window.

FROM THE MASTER BEDROOM A PULL-DOWN LADDER AND HATCH LEADS TO:

OFFICE/HOBBY ROOM 19' 0" x 13' 3" (5.79m x 4.04m)
A lovely light and open space with 3 Large velux windows to the front and rear with views over the surrounding area, including Torquay marina. Pine cladding. 2 Radiators. Built-in desk unit. Door to:





ATTIC STORAGE AREA 13' 3" x 9' 6" (4.04m x 2.9m)

BEDROOM 2 12' 4" x 12' 4" (3.76m x 3.76m) UPVC double glazed window with views over the surrounding area, towards the sea. Radiator. Picture rail.

BEDROOM 3 13' 9" x 7' 0" (4.19m x 2.13m). A dual aspect room with UPVC double glazed window to front with deep wooden sill and UPVC double glazed window to side overlooking the garden. Radiator.

BATHROOM 9' 2" x 9' 2" (2.79m x 2.79m) Suite comprising 'P' shaped bath with glazed screen, Raindance shower and hand attachment, white, modern vanity combination unit comprising wash basin with storage and low level W.C. Mirror with light. Fully tiled walls. Inset spotlights. Extractor fan. Ladder style heated towel rail/radiator. UPVC obscure glazed window to front.



CLOAKROOM Comprising a low level Eco W.C. and wash basin. Part tiled walls. Dado rail. UPVC obscure glazed window.

GARDEN LEVEL - GUEST SUITE

HALLWAY UPVC double glazed door and window overlooking the garden. Radiator. Tiled floor. Boiler cupboard with new boiler. Double opening bevelled glass doors to:

LIVING ROOM 12' 0" x 8' 3" (3.66m x 2.51m) Sky T.V. point. Inset spotlights. Radiator. Understairs storage cupboard.

BEDROOM 17' 2" x 11' 7" (5.23m x 3.53m) UPVC double glazed window with deep wooden sill enjoying a pleasant outlook to the garden. Radiator. Built-in over-bed storage units. Inset spotlights. Electric cupboard.

BATHROOM 7' 4" x 6' 8" (2.24m x 2.03m) Fully tiled suite comprising panelled bath with Gainsborough electric shower and folding screen, modern vanity unit with inset wash basin and storage cupboard beneath, low level W.C. Tiled floor. Ladder chrome heated towel rail/radiator. Inset spotlights. Extractor fan. UPVC obscure glazed window to front.

UTILITY ROOM Range of worksurfaces with inset stainless steel sink, drainer and double fronted storage cupboard beneath. Space and plumbing for washing machine and tumble dryer. Tiled floor. Inset spotlights.

2 UPVC double glazed windows to side and rear.
Personal door to Garage.



OUTSIDE A wooden gate and adjoining pedestrian side gate opens to the main gardens of the property comprising a paved **DINING TERRACE** for alfresco entertaining which is slightly elevated and therefore benefits from a restful outlook across the level garden, lawns with surrounding flower beds and borders enclosed by a high wall to two sides with hedging, Palm trees, Fruit vine, Copper Maple and Lime Tree. **Underground WWII air raid shelter with light and power.**

STUDIO With power, inset spotlights, 2 UPVC double glazed windows to side overlooking the garden and UPVC door.

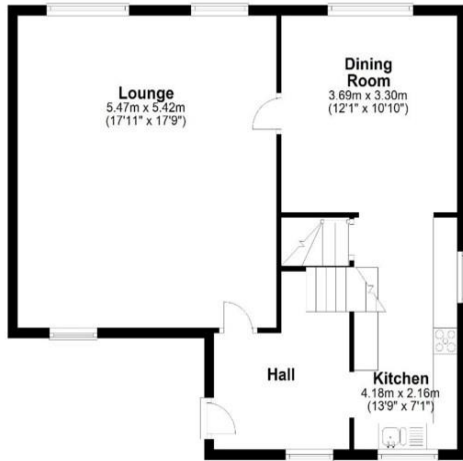
A **DRIVEWAY** leads to the **INTEGRAL GARAGE** measuring **17'5" x 8'2" (5.30m x 2.49m)** with UPVC window. Water tap.

A pathway leads around to the side garden which is lawned with surrounding bushes, flower beds and fencing, and then continues back around to the front of the property.

Council Tax Band This property is in band E
Tenure Freehold



Ground Floor



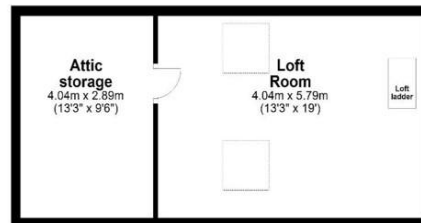
First Floor



Basement



Second Floor



8, St Matthews Road, Chelston, Torquay, TQ2 6JA

12/2/2020

Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		