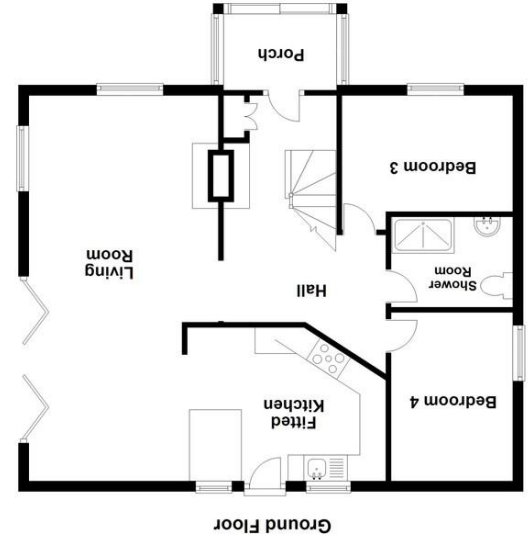
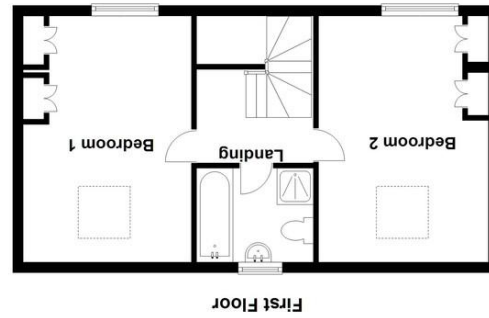
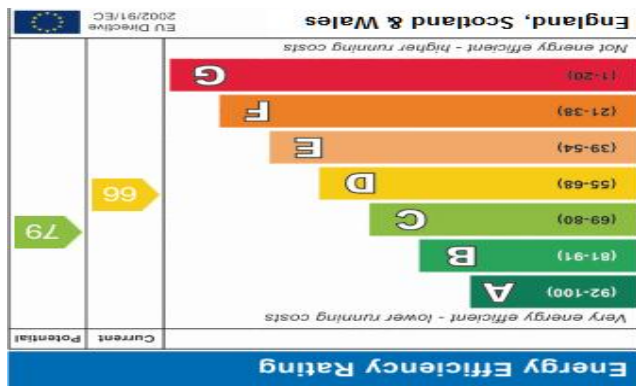




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



This plan is to be used only as an indication of the floor layout and is not to scale. Plan produced using Plansp.®

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72 CADEWELL LANE, SHIPHAY, TORQUAY, TQ2 7HP **£489,950 FREEHOLD**

A beautiful detached family home close to Torbay Hospital, local Shops, Schools and bus routes. The property is most unique and is in immaculate condition throughout. Accessed through a secure gated entry, you have ample parking for up to 4/5 vehicles. The modern entrance porch is in keeping with the style of the property and has a feature oak door leading to the entrance hall. Carved staircase to the first floor and a multi fuel burner. The living room is open plan leading through to the modern fitted kitchen, Dining area has Bi fold doors leading to the veranda and the garden beyond. The ground floor has 2 Bedrooms and a Shower room. The first floor has 2 further Bedrooms and a Bathroom. The gardens are a great size and comprise of level lawns and patio areas.



72 CADEWELL LANE

Bespoke Detached Family Home |
Oak Features | Multi Fuel Burner |
4 Bedrooms | Fully Fitted Kitchen |
Open Plan Lounge/Dining Room |
Gas C/Heating & D/Glazing | Veranda |
Level Good Sized Gardens |
Parking 4/5 Cars



BATHROOM

UPVC double glazed window to the rear. Suite comprising contemporary wall hung sink and bath with chromed taps. Separate shower cubicle with mixer shower. Fitted cabinet providing useful storage. Low level WC. Ladder style towel rail. Extractor fan. Down lighters. Shaver light and point. Tiled walls.

BEDROOM 2

15' 2" x 11' 11" (4.64m x 3.65m) UPVC double glazed windows overlooking the front and side of the property. Additional Velux window. Extensive range of bespoke fitted wardrobes with hanging rails and shelving. Further fitted undereaves storage cupboards and access. TV point. Downlighters. Central heating radiator.

OUTSIDE

The property is on a level plot enclosed by gated access and mature trees and shrubberies. It features a block paved driveway to the front giving parking for 4/5 cars. To one side is a concreted slab set out for a garage subject to the usual permissions. This leads around to a good sized level lawned garden ideal for entertaining and offering a fair degree of privacy. From here you can step on to the veranda which wraps around two sides of the property and is extended out to a further patio area, which is an ideal place to seek some shade and while away the hours with a good book.

PORCH

Fully double glazed windows and door. Wood effect flooring. Character oak front door to:-

HALLWAY

Character wooden staircase rising up to the first floor. Stripped and stained wooden floorboards. Smoke alarm. Cupboard housing meters and circuit breaker box. Through chimney to living area with fitted multi fuel burner. Two central heating radiators. Doors and glazed pocket door opening to:-

LIVING ROOM

26' 6" x 11' 9" (8.08m x 3.60m) Coved ceiling. Double glazed windows and bi fold doors looking out over and leading out onto the gardens and veranda. Stripped and stained wooden flooring. Exposed oak beams. Central heating radiators. Through fireplace with multi fuel burner. Open plan through to:-

KITCHEN

14' 2" Max x 12' 7" Max (4.32m x 3.84m) Double glazed window and stable door to the side of the property. Fitted with an extensive range of quality wall and floor mounted units with contrasting granite work surfaces. Breakfast bar. One and a half bowl sink with mixer tap over. Fitted induction hob with extractor hood over. Fitted oven. Integrated washing machine and dishwasher. American style fridge freezer. Concealed Worcester boiler. Downlighters. An unusually shaped room. Tiled floors.

AGENTS NOTES

This character detached home is ideally situated in well regarded Shiphay, Torquay. It has access to many facilities and amenities including but not limited to:- Shops, Torbay Hospital, Bus Services, Primary Schools, Grammar Schools plus east access both into and out of Torquay and the surrounding areas. It has a water meter. Council Tax is Band E.

BEDROOM 3 OR DINING ROOM

10' 8" x 8' 5" (3.27m x 2.59m) UPVC double glazed window overlooking the front of the property. Central heating radiator.

BEDROOM 4

10' 6" x 7' 8" (3.22m x 2.36m) UPVC double glazed window overlooking the side of the property. Central heating radiator.

SHOWER ROOM

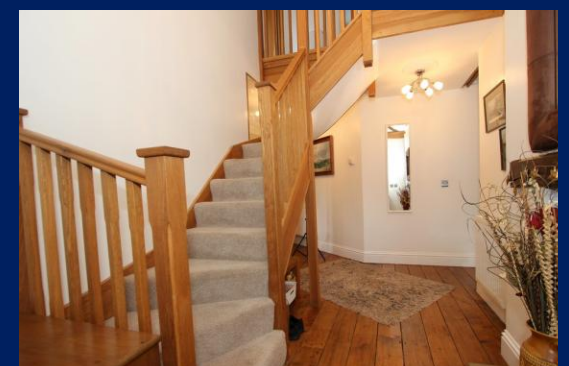
7' 0" x 6' 1" (2.14m x 1.86m) Double width shower cubicle with fitted shower. Wash hand basin set within vanity unit. Low level WC. Ladder style towel rail. Tiled walls and floors. Extractor fan.

FIRST FLOOR LANDING

BEDROOM 1

15' 2" x 11' 11" (4.64m x 3.65m) UPVC double glazed windows overlooking the front and side of the property. Additional Velux window. Extensive range of bespoke fitted wardrobes with hanging rails and shelving. Further fitted undereaves storage cupboards and access. Downlighters. TV point. Central heating radiator.

72 CADEWELL LANE



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