

# 1 Upper Cockington Lane

Ref No: 3622

Shiphay, Torquay, Devon, TQ2 6LA



## A Large Three Bedroom Detached House

Situated in the Popular Residential Area of Shiphay

Double Garage and Additional Parking

Gas Central Heating & Double Glazing - Would Benefit From Some Cosmetic Refurbishment

Offered For Sale With No Chain - Viewing Highly Recommended

Offers in the Region of £250,000 Freehold

Interested in this property?  
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## DESCRIPTION

A spacious detached reverse level property occupying a prominent corner plot in the popular residential area of Shiphay within close proximity to local shops, bus routes, schools and Torbay Hospital.

The property offers good sized three bedroom, two bathroom accommodation, with the benefit of gas fired central heating and double glazing. Internally the accommodation would benefit from some cosmetic refurbishment and redecoration, allowing the discerning purchaser to create a home to their own taste and specification.

The accommodation briefly comprises:-

### SPACIOUS ENTRANCE HALLWAY

With radiator, telephone point, under stairs storage.

### BEDROOM 2

15' 10" x 9' 11" (4.82m x 3.01m)

Fitted bedside table units, radiator, dual aspect double glazed window to the front of the property.

### BEDROOM 3

8' 7" x 11' 7" (2.62m x 3.54m)

Double glazed window to the side of the property and radiator.

### BATHROOM

9' 8" x 5' 9" (2.95m x 1.75m)

With bath and shower over, pedestal wash hand basin, part tiled walls, laminate flooring and heated towel rail.

### UTILITY

8' 7" x 7' 1" (2.61m x 2.17m)

Single sink with cupboards and storage space.

Door from hallway leading to:-

### DOUBLE GARAGE

17' 2" x 18' 3" (5.24m x 5.57m)

Electric double door. Also housing boiler and electrics.

Stairs up to:-

### FIRST FLOOR

### KITCHEN

16' 8" x 10' 7" (5.07m x 3.22m)

Wall and floor mounted units with worktops, electric oven and grill, gas hob and extractor, dishwasher and washing machine, laminate flooring, space for table and chairs and telephone point.

Double doors leading to:-

### LARGE OPEN PLAN LIVING ROOM/DINING ROOM

28' 2" x 17' 1" (8.59m x 5.21m)

Double glazed windows overlooking the front of the property with views over the surrounding area. Radiator, patio doors to rear courtyard garden.

### MASTER BEDROOM

9' 7" x 5' 4" (2.91m x 1.62m)

Double glazed window to the front of the property, radiator and telephone point.

Door leading to:-

### EN-SUITE

13' 2" x 11' 3" (4.01m x 3.43m)

With bath, pedestal wash hand basin, separate walk in shower, tiled walls, laminate flooring, double glazed obscure window.

### COUNCIL TAX BAND E

### EPC RATING C

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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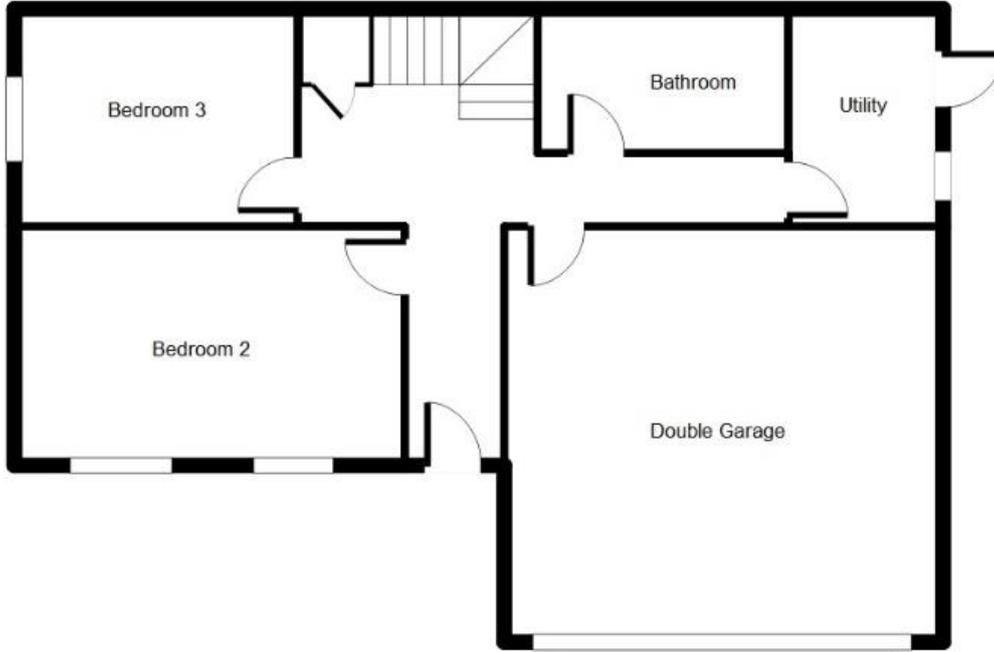
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## GROUND FLOOR



## FIRST FLOOR

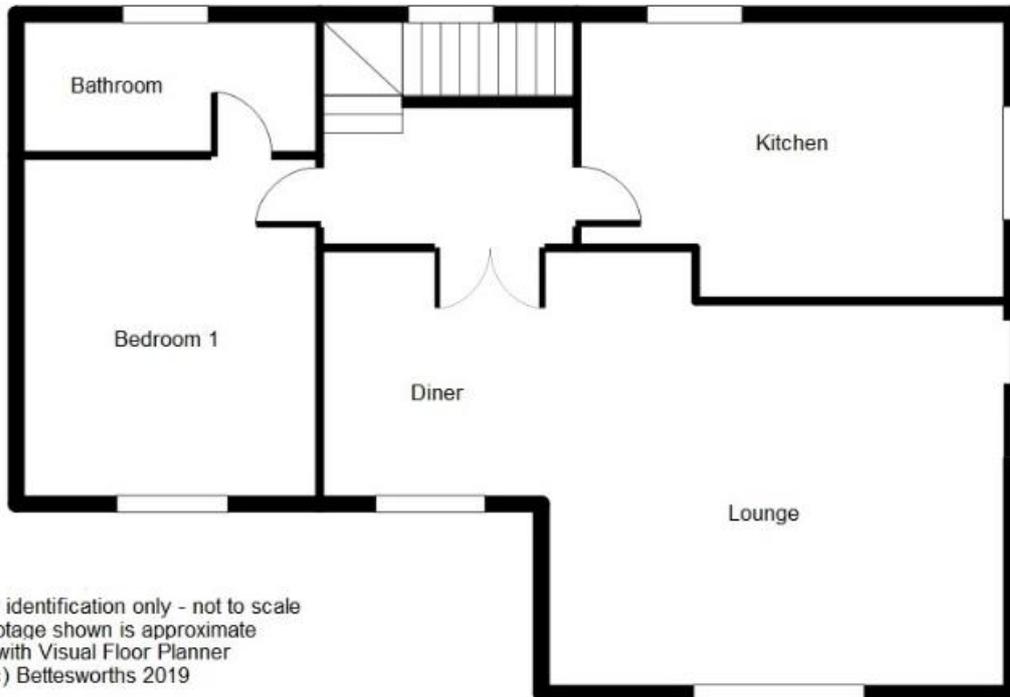


Illustration for identification only - not to scale  
square footage shown is approximate  
Made with Visual Floor Planner  
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