



7 LLOYD AVENUE  
TORQUAY TQ2 7DH

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## LLOYD AVENUE TORQUAY TQ2 7DH



This semi-detached Lloyd built home offers spacious accommodation within the sought after area of Shiphay. This property boasts a widened driveway, a charming summer house, and a sunroom. Step inside to discover three well-proportioned bedrooms, including two spacious doubles, a stylish family bathroom, and a bright, inviting living room with a characterful bay window. The separate dining room offers a great space for family meals, while the extended kitchen and sunroom create a seamless blend of comfort and functionality. Outside, the home continues to impress! The rear garden is a true oasis, filled with mature plants, a well-maintained lawn, and a paved area—perfect for outdoor dining or relaxation. At the bottom of the garden, a delightful wooden summer house provides a peaceful retreat. To the front, the widened driveway offers ample parking for multiple vehicles. Additional features include a garage, currently used as a treatment room with a mono-pitch roof, which leads to a practical laundry room with dedicated space and plumbing for both a washer and dryer. Plus, an extensive under-house storage area provides a fantastic workshop space alongside additional storage solutions. Location Situated in one of Torquay's most desirable neighbourhoods, this semi-detached home is ideally positioned near top-rated Grammar Schools and Torbay Hospital. Convenient public transport options are available, with a local bus service running nearby and Torre Train Station just 0.7 miles away. With the new South Devon Highway, Exeter is just a 30-minute drive away, providing easy access to city amenities while enjoying the coastal lifestyle.

### Entrance Porch

Front elevation double glazed door. Door to hall.

### Hallway

Stairs to first floor. Wall mounted radiator. Coving. Under stair storage.

### Living Room 18' 7" x 12' 2" (5.66m x 3.71m)

Front elevation double glazed bay window. Wall mounted radiator. Decorative fireplace. Coving. French doors to dining room.

### Dining Room 9' 11" x 10' 5" (3.02m x 3.17m)

Wall mounted radiator. Rear elevation double glazed sliding doors to sun room.

### Sun room 8' 10" x 11' 4" (2.69m x 3.45m)

Rear and side elevation double glazed windows. Side elevation double glazed door to garden.

### Kitchen 12' 1" x 13' 8" (3.68m x 4.16m)

Fitted kitchen with wall and base units. Fitted work surfaces. Sink with drainer. Plumbing for dishwasher. Rear and side elevation double glazed windows. Rear door to garden. Fitted oven, hob and cooker hood. Wall mounted radiator.







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### First Floor Landing

Side elevation double glazed window. Coving.

### Bedroom One 15' 5" x 11' 0" (4.70m x 3.35m)

Front elevation double glazed bay window. Fitted wardrobes. Wall mounted radiator.

### Bedroom Two 13' 5" x 10' 6" (4.09m x 3.20m)

Rear elevation double glazed window. Wall mounted radiator. Fitted wardrobes.

### Bedroom Three 8' 1" x 6' 10" (2.46m x 2.08m)

Front elevation double glazed window. Wall mounted radiator.

### Family Bathroom

Corner bath with shower over. Low level WC. Wash hand basin with vanity unit. Side elevation double glazed frosted window. Tiling. Heated towel rail. Loft access.

### Garage 16' 4" x 8' 11" (4.97m x 2.72m)

Double garage doors. Power and lighting. Side elevation double glazed window.

### Outside

To the front of the property there is driveway parking for vehicles and side access to the rear. The rear garden is a cottage style garden with an abundance of mature flowers, shrubs and hedgerows. Different areas for outdoor furniture to enjoy the garden.







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## General

### Services:

All mains services are believed to be connected to the property.

### Local Authority:

Torbay Council

### Council Tax:







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"DoubleClick Insert MAP"

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

*HSowen*  
Estate Agents

66 Torwood Street, Torquay  
Devon, TQ1 1DT

Tel: 01803 364 029  
Email: [info@hsowen.co.uk](mailto:info@hsowen.co.uk)  
[www.hsowen.co.uk](http://www.hsowen.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.