



GOLDEN PARK
AVENUE

H S Owen
Estate Agents

GOLDEN PARK AVENUE

TORQUAY TQ2 8LS



HS Owen are pleased to present this well-maintained three-bedroom semi-detached home, situated in the sought-after area of Watcombe Park. The property offers spacious and versatile accommodation, comprising two good-sized bedrooms, a generous living room, a well-appointed kitchen, and a modern bathroom on the ground floor. Upstairs, there is a further double bedroom and access to the loft, which offers excellent potential for conversion into additional living space (subject to the necessary planning permissions). Externally, the home benefits from a front garden, a long driveway to the side providing ample off-road parking, and a spacious, dry garage. The rear garden is beautifully maintained and mainly laid to lawn, offering a peaceful and private outdoor space. Location The property is situated in a desirable location with local amenities nearby to include a convenience store with post office and a vets. An array of local schools are also nearby to include Watcombe Nursery & Primary School as well as Mayfield and Coombe Pafford. The delights of Watcombe beach is a short stroll away accompanied by stunning coastal footpaths. A local bus service operates in the area offering flexible transport options. Torquay is home to an array of picturesque landmarks and local attractions to include Princess Theatre, Kents Cavern and the Model Village. A variety of beaches are on offer for both sun loungers or water sport enthusiasts with the power boat racing event occurring annually. The new South Devon Highway provides a faster route to the A38 with a journey time of approximately 30minutes to The Cathedral City of Exeter.

Entrance Porch

Front elevation double glazed door. Front and side elevation windows.

Hallway

Stairs up. Cupboard.

Living Room 11' 11" x 15' 9" (3.63m x 4.80m)

Front elevation double glazed window. Electric heater.

Kitchen 10' 4" x 11' 10" (3.15m x 3.60m)

Fitted kitchen with wall and base units. Fitted work tops. Sink with drainer. Plumbing for washing machine. Rear elevation double glazed window. Oven and hob.

Rear Porch

Side elevation double glazed door.

Bedroom One 10' 1" x 11' 10" (3.07m x 3.60m)

Front elevation double glazed window. Fitted wardrobe.

Bedroom Two 10' 10" x 9' 11" (3.30m x 3.02m)

Rear elevation double glazed window.

Bathroom

Rear elevation double glazed window. Wash hand basin. Low level WC. Tiling. Panelled bath with shower over. Heated towel rail.

First Floor Landing

Rear elevation double glazed window. Access to loft.

Bedroom Three 11' 1" x 11' 10" (3.38m x 3.60m)





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Rear elevation double glazed window. Electric heater.

Garage 12' 3" x 18' 1" (3.73m x 5.51m)

Rear elevation window. Front door. Front elevation
garage door.



General

Services:

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

Local Authority:

Council Tax:

C





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