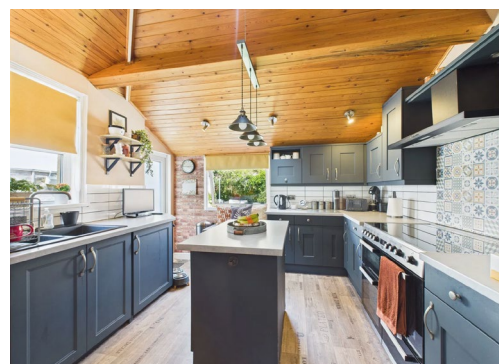
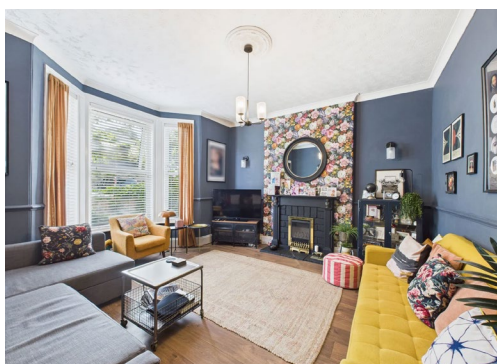




Avoca Avenue, Torquay, TQ1 4EE

Guide Price Of £350,000 - £370,000

This lovely period home benefits from lots of character and charm throughout including high ceilings, bay windows and original staircase. It is beautifully presented and very well planned and spacious. Located in a quiet cul-de-sac on the fringes of Torquay Town centre. Within a short distance are an array of amenities in the town centre and locally in Torre with retailers, public houses, cafes and GP surgeries. The property is only moments away from Torquay Academy Secondary school and access to public transport. Viewing highly recommended.

- PERIOD FAMILY HOME
- FOUR/FIVE BEDROOMS
- CONVINIENT CENTRAL LOCATION
- LOTS OF CHARACTER AND CHARM

Hallway

A stain glass door leads to a spacious hallway and doors to principal rooms, under stair storage and a lovely staircase rising to first floor.

Lounge - 3.98m x 4.43m (13'0" x 14'6")

The living room is a generous size with character features including high ceiling, bay window, fire surround with inset gas fire, laminate flooring, radiator.

Dining Room/Downstairs Bedroom - 3.99m x 3.66m (13'1" x 12'0")

Another good size room which can be used as a formal dining room, alternatively would also make a good sized downstairs double bedroom. Window to back, radiator.

Downstairs WC

Low level WC and wash hand basin.

Dining Room/Breakfast Room - 5.96m x 3.59m (19'6" x 11'9")

A spacious room with vinyl flooring, window to the side & radiator.

Kitchen - 3.55m x 3.53m (11'7" x 11'6")

A lovely dual aspect country style kitchen comprising matching base mounted and wall shaker style cupboards with work surfaces, space for range cooker, plumbing for washing machine, an island with cupboards under. Combi boiler, back door.



Bedroom One - 3.92m x 11.9m (12'10" x 39'0")

A spacious bedroom with bay window facing to the front, radiator.

Bedroom Two - 4m x 3.56m (13'1" x 11'8")

Another good sized room, window to back garden, radiator.

Bedroom Three - 1.96m x 3.58m (6'5" x 11'8")

Window to front, radiator.

Outside -

A sunny lawned back garden - front garden enclosed.

Address Avoca Avenue, Torquay, TQ1
4EE

Tenure Freehold

Council Tax Band D

EPC Rating D

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.