



# RE/MAX

## PROPERTY HUB



### **81 Courtland Road, Torquay, TQ2 6JS**

### **Offers over £325,000**

A beautiful well-lit Three/ four-bedroom home with elevated views across Torquay and nothing but greenery to the rear. This has to be one of Torbay's most favoured locations.

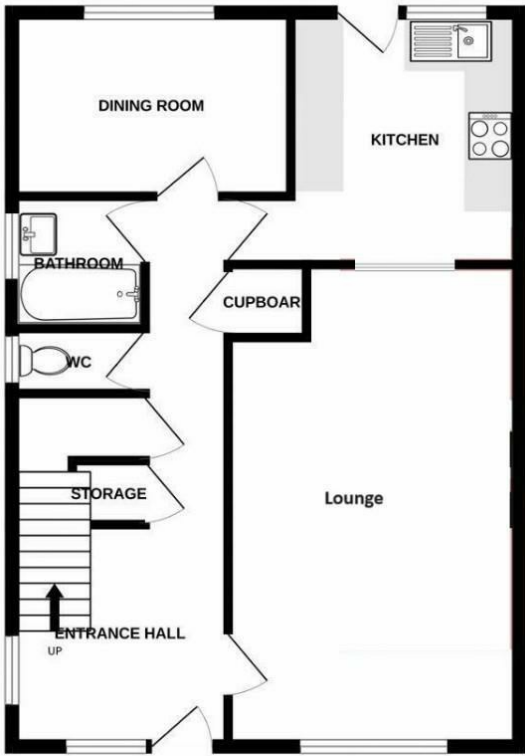
The house has an abundance of natural light which floods seamlessly throughout. The ground floor is well planned with a large hallway which incorporates a WC and separate bathroom connecting to a spacious living room with a fabulous view. To the rear of the house there is dining room (which could become a fourth bedroom) and a large stylish kitchen leading directly out to the rear garden.

On the upper level we are greeted with a large beautifully lit landing leading on to two generous bedrooms and a third bedroom which could be extended.

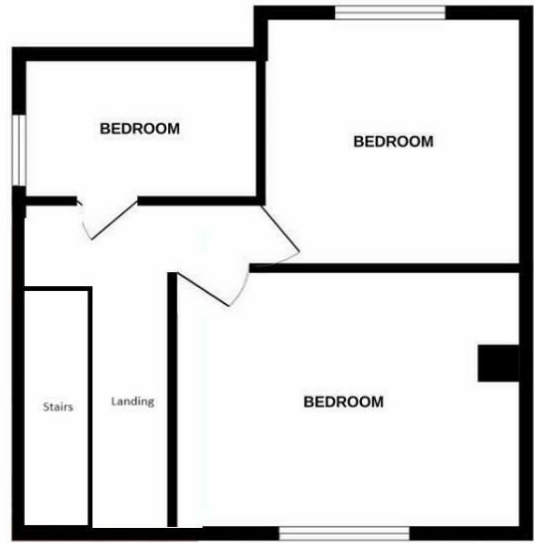


# Floor Plan

GROUND FLOOR



1ST FLOOR



3 BEDS, 1 BATH, 2 FLOORS

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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