



Connells

Brim Brook Court
Torquay



Property Description

Situated in the sought-after residential area of Shipway, Torquay - this spacious family home is now coming to the market! Boasting a generous layout comprising of; 3 Spacious Double Bedrooms with ensuite to the master, cosy living room & well equipped kitchen. To the exterior of the property there are gardens with separate grassed and patio areas as well as a purpose built summerhouse. To the front of the property there is ample off-road parking for 2 vehicles and a single garage.

LOCATION AND AREA: Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. Torquay Harbour and Marina are situated at the bottom end of the town, just a short walk from Tor Abbey Sands and offers a range of shops, cafes and restaurants; many of whom serve fresh local seafood and locally sourced produce.

GETTING AROUND THE SOUTH WEST

By Train: The main railway station at Torquay is located near the seafront and has direct services to London Paddington, Birmingham and Bristol.

By Air: Exeter Airport is just 26 miles away offering both International and UK flights throughout the year.

Regional Cities and Places of Interest: The county town of Exeter is approximately 25 miles away and the historic naval city of Plymouth 32 miles. Dartmoor National Park is approximately 15 miles away.



Living/Dining Room

17' 5" x 10' 6" (5.31m x 3.20m)

Double glazed windows to front and side aspect, storage cupboard with shelving, Fitted blinds to windows and panelled radiators.

Kitchen

11' 6" x 7' 5" (3.51m x 2.26m)

Fitted with matching modern wall and base units, roll edge work surface, stainless steel single bowl sink, integrated electric oven, microwave combi, gas hob, and cooker hood. Space for appliances, central heating boiler and heater.

Bedroom 1

10' 3" x 14' 1" (3.12m x 4.29m)

Double glazed windows to front and rear aspects, carpet flooring and radiator.

Ensuite

Comprising of modern 3 piece suite, Shower cubicle, Low Level WC and wash hand basin. Heated towel radiator and illuminated mirrored and shaver point.

Bedroom 2

11' 7" x 11' 8" (3.53m x 3.56m)

Double glazed window to rear aspect, carpet flooring and radiator.

Bedroom 3

6' 8" x 8' 8" (2.03m x 2.64m)

Double glazed window to front aspect, carpet flooring and radiator.

Bathroom

Comprising of modern 3 piece suite, bath, wash hand basin and low level WC. Heated towel radiator, shaver point and extractor fan.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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