



**Connells**

Beechfield Place  
Torquay



### Property Description

Located in the popular area of Barton and convenient for local shops, schools and bus routes is this spacious semi detached house. The accommodation consists of three bedrooms, loft room, three receptions, kitchen, utility room, cloakroom and bathroom. Garage, off road parking and garden.

#### 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 City of Exeter is approximately 25 miles away and the historic naval City of Plymouth 32 miles. Dartmoor National Park is approximately 15 miles away.

### Entrance Porch

Double glazed door to front, tiled floor, multi paned door to; Feature stained glass effect surround, stairs to 1st floor with understairs cupboard. radiator and doors to;

### Lounge

13' 6" into bay window x 12' 3" ( 4.11m into bay window x 3.73m )  
Double glazed window to front and radiator.

### Dining Room

11' 11" x 10' 11" ( 3.63m x 3.33m )  
Feature antique style corner fireplace, radiator and sliding doors to;

### Garden Room

8' 11" x 7' 4" ( 2.72m x 2.24m )  
Double glazed window and door to rear.

### Kitchen

18' 6" x 9' 1" max ( 5.64m x 2.77m max )  
Fitted with a matching range of wall and base units and drawers with roll edge work surface over, 1.5 bowl sink unit with mixer tap, fitted electric double oven and gas hob with concealed cooker hood above, space for dishwasher and American style fridge freezer, double glazed window to rear, radiator and multi paned door to;

### Utility Room

9' 9" x 4' 2" ( 2.97m x 1.27m )  
Roll edge work surface with spaces under for washing machine and tumble dryer, double glazed window and door to rear, radiator and door to;

### Cloak Room

Fitted with a modern matching 2 piece suite, low level WC and wash hand basin and double glazed window to side.

### Landing

Access hatch to loft space, over stairs cupboard, doors to;

### Bedroom 1

14' into bay x 9' 6" to front of fitted wardrobes ( 4.27m into bay x 2.90m to front of fitted wardrobes )

Double glazed bay window to front, fitted wardrobes along one wall and radiator.

### Bedroom 2

11' 11" x 9' 5" to front of fitted wardrobes ( 3.63m x 2.87m to front of fitted wardrobes )

Fitted wardrobes along one wall and radiator.

### Bedroom 3

8' 5" x 6' 4" ( 2.57m x 1.93m )

Double glazed window to front and radiator.

### Bathroom

Fitted with a matching three piece suite comprising of panelled corner bath with mains shower, low level WC and pedestal wash hand basin, double glazed window to rear and radiator.

### Loft Space

Deep store cupboard and access to eaves storage, door to;

### Loft Space

12' 1" x 10' 9" ( 3.68m x 3.28m )

Double glazed window to rear and radiator.

### Front Garden

Paved for ease of maintenance.

### Rear Garden

Mainly laid to stone chipping's with gated 'pond area'

### Garage

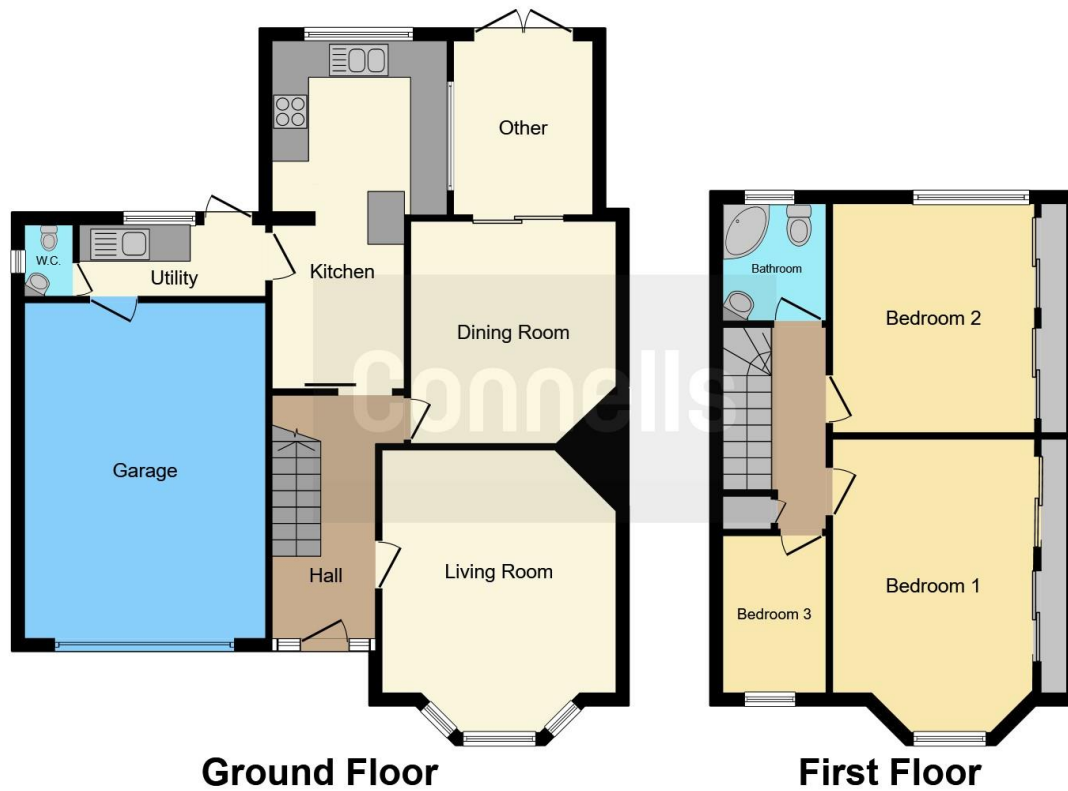
18' 9" x 12' 8" ( 5.71m x 3.86m )

Up and over door, power and lighting.

### Parking

Off Road parking for two cars.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Awaiting Photograph

Tenure: Freehold



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