



**Connells**

Pine View Road  
Torquay



### Property Description

Welcome to this charming 3-bedroom, semi-detached bay-fronted house situated on the desirable Pine View Road, on the edge of the Warberries. This beautiful home comprising of 3 bedrooms, 2 reception rooms, kitchen, utility room, cloakroom, front and rear gardens and 2 garages boasts a perfect blend of classic elegance and modern convenience, offering ample living space and stunning countryside views.

Situated in a prime location, this property provides the convenience of nearby amenities and excellent transport links. Perfect for families and professionals alike, this home on Pine View Road offers a unique opportunity to enjoy the best of both worlds.

Don't miss the chance to make this exceptional property your new home. Contact us today to arrange a viewing!





## Entrance Porch

Double glazed windows to sides and front, double glazed door to front, superb outlook and countryside views, power, windows and door to;

## Entrance Hall

Stairs to 1st floor, under stair cupboard, radiator.

## Lounge

14' 4" into bay x 11' 4" max ( 4.37m into bay x 3.45m max )  
Double glazed bay window to front, electric fireplace with open outlook and distant views.

## Dining Room

12' 11" x 11' 4" max ( 3.94m x 3.45m max )  
Sliding double doors to lounge, fireplace, radiator and window and door to:

## Utility Room

7' 8" x 5' 11" ( 2.34m x 1.80m )  
Roll edge work surface and cupboards, space for washing machine and tumble dryer, double glazed window to rear, double glazed door to side, door to cloakroom

## Kitchen

11' 3" x 5' 11" ( 3.43m x 1.80m )  
Wall and base matching units with roll edge work surface over, 1.5 bowl stainless steel sink unit with mixer tap, gas cooker point with cooker hood above, space for fridge, cupboard housing boiler, double glazed window and radiator.

## Cloakroom

2 piece white suite comprising of low level WC and wash hand basin, double glazed window to rear.

## Landing

Double glazed window to side, loft access and doors to;

## Bedroom 1

12' 6" x 10' 8" ( 3.81m x 3.25m )  
Double glazed window to front with superb outlook and countryside views, fitted cupboard and radiator.

## Bedroom 2

13' x 13' 3" ( 3.96m x 4.04m )  
Double glazed window to rear and radiator.

## Bedroom 3

8' max x 8' 11" max ( 2.44m max x 2.72m max )  
Double glazed window to front, store cupboard and radiator.

## Bathroom

4 piece suite comprising of; bath with mixer tap and shower above, shower cubicle with electric shower, low level WC, vanity unit with wash hand basin and mixer tap, double glazed window to front and radiator.

## Front Garden

Concreted and paved, leads around to side of property with gate giving access to rear.

## Rear Garden

Paved for ease of maintenance, tap, storage sheds and stairs leading to;

## Garage 1

15' 11" x 7' 11" ( 4.85m x 2.41m )  
Double doors, power and lighting.





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)

To view this property please contact Connells on

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115 Union Street  
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Council Tax Band: C

**EPC Rating: D**

**view this property online [connells.co.uk/Property/TQY313698](http://connells.co.uk/Property/TQY313698)**



Tenure: Freehold



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