



**Connells**

Ellacombe Road  
Torquay

Ellacombe Road  
Torquay TQ1 3AU

for sale offers in excess of  
**£200,000**



### Property Description

This delightful two-bedroom terraced house offers cosy and convenient living just moments from the town centre. The property features two reception rooms, providing flexible spaces for living and dining. The well-maintained rear garden is perfect for outdoor relaxation and entertaining, while a carport offers secure off-street parking. Ideal for those seeking a comfortable home close to shops, restaurants, and local amenities, this charming property combines practicality with a prime location. Also benefiting from a large basement for storage or the potential to be converted into additional house space, further to a large loft space allowing for future conversion into extra rooms subject to planning.



## Lounge

Irregular Shaped Room 13' 3" x 12' 4" ( 4.04m x 3.76m)

Bay window to front, stair case to first floor.

## Kitchen

Irregular Shaped Room 10' 6" x 17' 7" max ( 3.20m x 5.36m)

Window and door to rear, matching wall and base units, sink, integrated oven and hob, space for appliances.

## Bedroom 1

12' 5" x 10' 2" ( 3.78m x 3.10m )

Window to front, storage cupboard, fireplace.

## Bedroom 2

13' 5" x 7' 4" ( 4.09m x 2.24m )

Window to rear.

## Bathroom

Three piece suite comprising of bath, W.C and wash hand basin.





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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115 Union Street  
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Council Tax Band: B

EPC Rating: C

**view this property online [connells.co.uk/Property/TQY313814](http://connells.co.uk/Property/TQY313814)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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