



**Connells**

Audley Avenue  
Torquay



### Property Description

Convenient for access to Torbay Hospital, local schools and on a bus route is this mid-terraced house. On the ground floor is a lounge (currently used as a bedroom), kitchen/diner and family and family room. On the first floor are 3 bedroom and a bathroom. Gardens to front and rear with potential to create off road parking subject to the necessary planning permissions.

### 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.



## Entrance Hall

Double glazed door to front, stairs to 1st floor, radiator, door to lounge and open plant to;

## Kitchen/Diner

16' 6" max x 11' 4" max ( 5.03m max x 3.45m max )

Fitted with a modern matching range of wall and base units with butcher block style work surface over. Single bowl stainless steel sink unit with mixer tap. Fitted gas cooker, Spaces for washing machine and fridge freezer. Central heating boiler, radiator and doors to;

## Bedroom 1/Reception Room

Bay window to front

## Family Room

15' 7" x 7' 9" ( 4.75m x 2.36m )

Double glazed windows and patio doors to rear, double glazed skylight windows, inset ceiling spotlights, tiled floor with underfloor heating.

## 1st Floor Landing

Access hatch to loft space, doors to;

## Bedroom 2

10' 11" x 10' 4" max ( 3.33m x 3.15m max )

Double glazed window to front, radiator

## Bedroom 3

10' 9" x 10' 4" max ( 3.28m x 3.15m max )

Double glazed window to rear, radiator

## Bedroom 4

7' 10" x 5' 10" ( 2.39m x 1.78m )

Double glazed window to front, radiator

## Bathroom

Fitted with a modern matching 3 piece white suite comprising of panelled bath with mixer tap and mains shower, low level WC and pedestal wash hand basin with mixer tap, double glazed window to rear, tiled walls and floors, radiator.





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

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Tenure: Freehold



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