



**Connells**

Bramble Close  
Torquay



### Property Description

Situated in a quiet cul-de-sac on the fringes of Chelston, a short distance from Local Schools and Cockington Village, this spacious Corner Plot 3-bedroom family home is now coming to the market! Boasting a spacious layout comprising of 3 double bedrooms, family bathroom, open plan lounge/dining room, well equipped kitchen, conservatory, office and cellar. To the exterior of the property there is a large, sweeping rear garden, ample off-road parking and also double 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.



## Lounge/Dining Room

13' 10" max x 24' ( 4.22m max x 7.32m )

Front facing open plan living room/dining room with double doors to conservatory.

## Kitchen

7' 3" max x 11' 10" ( 2.21m max x 3.61m )

Matching wall and base units.

## Conservatory

Views over rear garden currently used as an office.

## Wc

WC and wash hand basin.

## Bedroom 1

13' max x 14' 6" max ( 3.96m max x 4.42m max )

Front facing with fitted wardrobes.

## Bedroom 2

13' max x 11' 3" ( 3.96m max x 3.43m )

Rear facing with fitted wardrobes.

## Bedroom 3

7' 7" x 7' 8" ( 2.31m x 2.34m )

Front facing

## Bathroom

Four piece suite comprising of Shower enclosure, bath, WC and wash hand basin, tiled wall and obscure window to rear.

## Double Garage

## Cellar & Storage

This property also has the benefit of a cellar and storage under the house with potential to be used as an office.





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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115 Union Street  
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Council Tax Band: C

EPC Rating: D

**view this property online [connells.co.uk/Property/TQY314077](http://connells.co.uk/Property/TQY314077)**



Tenure: Freehold



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