



Connells

Shirburn Road  
Torquay



## Property Description

A Spacious three Bedroom End Terrace Home with Self-contained one bedroom annex, Garage, Large Garden & Solar Panels.

Welcome to this well-presented three-bedroom end terrace home with annex, ideally situated on the sought-after Shirburn Road in Torquay. Perfect for growing families or anyone looking for a balance of space, comfort, and eco-friendly living, this property offers a rare combination of generous indoor and outdoor space.

The accommodation comprises a bright and airy living room, a well-equipped kitchen with ample storage, and a separate dining area ideal for entertaining. Upstairs, you'll find well-proportioned bedrooms along with a modern family bathroom.

One of the standout features is the self-contained annex consisting of one bedroom, study, large entrance hallway, open plan kitchen/living room & shower room. With its own independent council tax and an EPC rating of C making it ideal for independent living or potential rental income.

large rear garden, providing plenty of room for outdoor dining, children's play, or even further landscaping potential. Further benefitting with ramped access to the garden and annex. The home also benefits from a private garage, offering secure off-street parking or useful storage.

Adding to the appeal are solar panels, helping to reduce energy costs and improve sustainability.

Located in a quiet residential area with easy access to local schools, shops, and transport links, this fantastic home ticks all



## Lounge

13' 9" x 12' 10" ( 4.19m x 3.91m )

## Kitchen

13' 10" x 10' 1" ( 4.22m x 3.07m )

## Study

7' 1" x 8' 7" ( 2.16m x 2.62m )

## Bedroom 1

6' 9" x 10' 8" ( 2.06m x 3.25m )

## Bedroom 2

15' 1" x 9' 5" ( 4.60m x 2.87m )

## Bedroom 3

6' 8" x 10' 7" ( 2.03m x 3.23m )

## Bedroom 4

10' 9" x 12' 7" ( 3.28m x 3.84m )

## Bathroom

bath, WC and wash hand basin

## Garage

14' 8" x 19' 7" ( 4.47m x 5.97m )

## Agents Note

There is a separate EPC for downstairs annex. This has a rating of C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9843-3906-4200-0137-6204?print=true>

The property can be used as a whole house, The stairs are in place for it to be opened up as one whole property still, With consent of planning permission the garage can be done as an additional flat. There was planning permission granted a few years ago for a two bedroom loft conversion.





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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**T 01803 213 641**  
**E [torquay@connells.co.uk](mailto:torquay@connells.co.uk)**

115 Union Street  
 TORQUAY TQ1 3DW

Council Tax Band: B

EPC Rating: E

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Tenure: Freehold



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