



**Connells**

Burleigh Road  
Torquay



### Property Description

An extended house situated in this popular residential location, within a short walking distance of excellent local schools including Sherwell Valley Primary School and the Torquay Boys' and Girls' Grammar Schools and also within walking distance of Torbay hospital. The open spaces of Armanda Park and Cockington Valley are a short distance away. There are local shopping areas nearby and bus services operating to other areas of the town. There is good road access via the ring road to the neighbouring towns of Paignton and Brixham, while the South Devon Expressway gives good access to Newton Abbot and Exeter.

The house offers family sized accommodation with gas fired central heating and double glazing and has a loft room extension. Outside are good sized, mainly lawn gardens to both front and rear.





## Accommodation

PVC obscure double glazed front door and side window opening to the

## Entrance Porch

Cupboard housing the electricity meter and consumer box. Half glazed inner door to the

## Hall

Wood effect flooring. Under stairs storage recess. Radiator.

## Spacious Living Room

Large PVC double glazed window and half double glazed door overlooking and opening onto the rear garden with views over the surrounding area. Chimney breast with a shelf surround. Radiator.

## Kitchen

Large PVC double glazed window overlooking the front garden. Fitted with a range of units in a wood grain effect finish comprising floor base cupboards and drawers with roll edge work top areas and a stainless steel sink unit. Tiled surrounds. Matching wall cupboards, shelving and tall cupboard. Worcester Greenstar gas fired boiler. Space for an electric cooker with a cooker hood over. Space for a washing machine, dish washer and a fridge/freezer. Radiator. Wood effect flooring.

Stairs with a hand rail lead from the hall to the

## First Floor.

## Landing

Built in linen/storage cupboard.

## Bedroom 1

Large PVC double glazed window overlooking the rear garden with open views over the surrounding area. Built in double wardrobe with a hanging rail and shelf. Radiator.

## Bedroom 2

Large PVC double glazed window overlooking the front garden and the surrounding area. Built in double wardrobe with a hanging rail and shelf. Coved ceiling. Radiator.

## Bedroom 3

Large PVC double glazed window overlooking the rear garden with open views over the surrounding area. Coved ceiling. Radiator.

## Bedroom 4

Large PVC obscure double glazed window to the front. Fitted with a white suite comprising a panelled bath with a Mira electric shower unit over. Pedestal wash basin. Close couple WC. Tiled walls. Wall mirror. Extractor fan. Radiator.

Stairs with a hand rail lead from the landing to the Second Floor.

## Landing

with a Velux style roof window. Storage cupboard and access to the eaves area. Door to

## Loft Room

with a Velux style roof window. Part sloped ceilings. Radiator. Strip lights. Access to the eaves area.

## Outside

Sloping Front Garden which is mainly lawn with a gravelled shrub border and sloping concrete pathway and three steps lead down to the front door. Low wall and fence boundaries. Outside light and water tap.

Long Rear Garden enclosed by fences and enjoying a sunny aspect. Immediately behind the house is a wooden deck terrace and sitting area opening onto a mainly lawn garden.

There is roadside parking available.





To view this property please contact Connells on

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

115 Union Street  
TORQUAY TQ1 3DW

EPC Rating: C    Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/TQY314398](https://connells.co.uk/Property/TQY314398)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TQY314398 - 0003