



**Connells**

The Knoll Barton Road  
Torquay



### Property Description

Two-Bedroom Maisonette with Loft Area & Allocated Parking

Situated in the sought-after area of The Knoll on Barton Road, this well-presented two-bedroom maisonette offers spacious and versatile accommodation, ideal for first-time buyers, professionals, or investors alike.

The property is arranged over two levels and features a bright and comfortable living area, complemented by a well-appointed kitchen with ample storage and worktop space. Both bedrooms are generously sized, providing flexibility for a main bedroom and guest room or home office. A valuable loft area adds further versatility, ideal for storage or potential additional use (subject to any necessary consents).

A modern family bathroom is accompanied by a separate WC, enhancing everyday practicality. The maisonette also benefits from allocated parking, a sought-after feature in this popular residential location.

Conveniently located close to local amenities, schools, and transport links, with Torquay town centre and seafront within easy reach, this property combines comfort, space, and convenience in an attractive coastal setting.

Early viewing is highly recommended to appreciate all that this home has to offer.



## Ground Floor

### Hall

Door leading to store cupboard and stairs leading to:

### First Floor

#### Lounge

Door and windows leading to balcony.

#### Kitchen/Dining Room

Two bay windows to side.

#### W C

WC and wash hand basin.

#### Bedroom 1

Bay window to side.

#### Bedroom 2

Window to side.

#### Bathroom

Window to front, bath, shower and wash hand basin.

## Second Floor

### Loft Area

Landing with window to front and door to loft area.





Total floor area 116.5 m<sup>2</sup> (1,254 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

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EPC Rating: D    Council Tax  
 Band: B

view this property online [connells.co.uk/Property/TQY306212](http://connells.co.uk/Property/TQY306212)



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Property Ref: TQY306212 - 0002

