



Connells

Tor Church Road
Torquay



Property Description

Conveniently located not far from Torre Abbey Sands and convenient for local shops and bus routes is this period terraced house. On the ground floor are 2 receptions and modern kitchen and on the top floor are 3 double bedrooms and bathroom. The property is double glazed and gas centrally heated. There is residents permit parking to the front and an attractive paved patio to the rear. Early viewing advised to avoid disappointment.

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 City 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 Porch

Door to front, high level cupboard housing the consumer unit. Door to:

Entrance Hall

Stairs rising to 1st floor with under stairs storage cupboard. Radiator, doors to:

Lounge

13' 1" max x 11' 9" (3.99m max x 3.58m)

Double glazed window to front, fireplace with space for electric fire and cupboards to either side of chimney breast. Radiator.

Dining Room

13' 2" max x 12' 2" (4.01m max x 3.71m)

Double glazed window to rear. Cupboards either side of chimney breast, radiator.

Kitchen

8' 3" x 8' 1" (2.51m x 2.46m)

Fitted with a modern matching range of high gloss fronted wall and base mounted units and drawers with roll edge work surface over and under unit lighting. Single bowl stainless steel sink unit with expandable mixer tap. Fitted electric oven and gas hob with cooker hood above, concealed integrated fridge/freezer. Double glazed window and door to side.

1st Floor Landing

A split level landing. Double glazed window to side, access hatch to loft space, doors to:

Bedroom 1

13' 2" max x 11' 11" max (4.01m max x 3.63m max)

Double glazed window to rear, radiator.

Bedroom 2

11' 11" x 9' 3" max (3.63m x 2.82m max)
Double glazed window to front, radiator.

Bedroom 3

11' 11" x 7' 3" (3.63m x 2.21m)

Double glazed window to front, radiator.

Bathroom

Fitted with a modern matching 3 piece white suite comprising of: Paneled bath with mains shower, low level WC and pedestal wash hand basin with mixer tap and light above. Cupboard housing the central heating boiler. Radiator, double glazed window to rear, tiled walls and flooring.

Outside

To the front of the property is residents permit parking. To the rear is an attractive paved patio with raised stone chipping filled border and store with space for washing machine. A gate gives access to rear service path.





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

To view this property please contact Connells on

T 01803 213 641
E torquay@connells.co.uk

115 Union Street
 TORQUAY TQ1 3DW Council Tax band;B

EPC Rating: D

view this property online connells.co.uk/Property/TQY313580

Tenure: Freehold



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