



**Connells**

Carlton Road  
TORQUAY





## Property Description

A spacious period terraced house with accommodation over 3 levels located on the outskirts of the town centre. On the ground floor is an open plan lounge/kitchen/diner and cloakroom. On the 1st floor are 2 bedrooms and a lounge and on the top floor are 3 further bedrooms and a bathroom. The property is double glazed and gas centrally heated. There are front and rear gardens, unrestricted on road parking and 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 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

Double glazed door to front, door to:

## Entrance Hall

Stairs to ground and 2nd floors, radiator and doors to:

## Lounge

14' 9" into bay x 12' 7" ( 4.50m into bay x 3.84m )

Double glazed bay window to front, feature antique style fireplace with mantle and surround, radiator.

## Bedroom

11' 6" x 10' 11" max ( 3.51m x 3.33m max )

Double glazed window to rear, antique style fireplace.

## Bedroom

8' 1" x 6' 5" ( 2.46m x 1.96m )

Double glazed window to rear, radiator.

## 2nd Floor Landing

Access hatch to loft space which has a pull down ladder, doors to:

## Bedroom

11' 4" x 10' 7" max ( 3.45m x 3.23m max )

Double glazed window to rear enjoying an open outlook and distant countryside views, antique style fireplace, radiator.

## Bedroom

11' 11" x 11' 8" max ( 3.63m x 3.56m max )

Double glazed window to front, antique style fireplace, radiator.

## Bedroom

7' 4" x 6' 4" ( 2.24m x 1.93m )

Double glazed window to front, radiator.

## Bathroom

Fitted with a modern matching 3 piece white suite comprising of: Panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin with mixer tap.

Double glazed window to rear, radiator. Cupboard housing the central heating boiler.

## Kitchen/Diner/Lounge

22' 3" x 17' 4" max ( 6.78m x 5.28m max )

Fitted with a modern matching range of base mounted units and drawers with roll edge work surface over. 1.5 bowl sink unit with mixer tap. Fitted range style gas cooker with double width cooker hood above. Concealed integrated dishwasher, space for fridge/freezer. Radiator, double glazed patio doors to rear, door to:

## Utility/Cloakroom

11' 2" x 4' 5" ( 3.40m x 1.35m )

Fitted with a modern matching 3 piece white suite comprising of: Low level WC and wall mounted wash hand basin with mixer tap. Double glazed window to rear, radiator. Spaces for washing machine and tumble dryer.

## Outside

To the front of the property is a small enclosed paved patio garden. To the rear, is a decked terrace with steps leading down to the remainder of the garden which is mainly laid to lawn. There is a garage with an up and over door which is accessed via the rear service lane.







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)

To view this property please contact Connells on

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115 Union Street  
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Council Tax Band: B

**EPC Rating: D**

**view this property online [connells.co.uk/Property/TQY313278](http://connells.co.uk/Property/TQY313278)**



Tenure: Freehold



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