



40 Hartop Road, Torquay – TQ1 4QQ
£299,950





40 Hartop Road

Torquay

End-terrace property in sought-after location near St Marychurch precinct. Open plan kitchen/dining room, bay windowed sitting room, 3 bedrooms and bathroom/WC. Gas central heating, uPVC double glazing, off-road parking for 2 vehicles, enclosed rear garden. Ideal family home. Viewing recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Popular location close to St Marychurch precinct
- Off road parking for two cars on an attractive block paved driveway
- Only a stones throw away from highly regarded schools
- Generous sized enclosed rear garden with a South Westerly aspect
- Feature log burner
- Bright and airy open plan kitchen/dining room with fitted granite worktops
- Bay windowed sitting room
- Three bedrooms
- Gas central heating and uPVC double glazing
- Bathroom and additional WC



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Hartop Road is set in the heart of the St Marychurch area of Torquay, with local transport links, shops, cafes and pubs on the doorstep. Only a short level walk away are the beautiful Babbacombe Downs where there are cafes with sea views, pubs and the Babbacombe theatre. Oddicombe beach with its beach café and the famous Cary Arms are easily accessed from the Downs by footpath or via the famous cliff railway locally along with many water sports. St Marychurch is approximately 2.5 miles from Torquay seafront, deep water marina and town centre, which retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries, cafes, bars and restaurants along the waterfront.

Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

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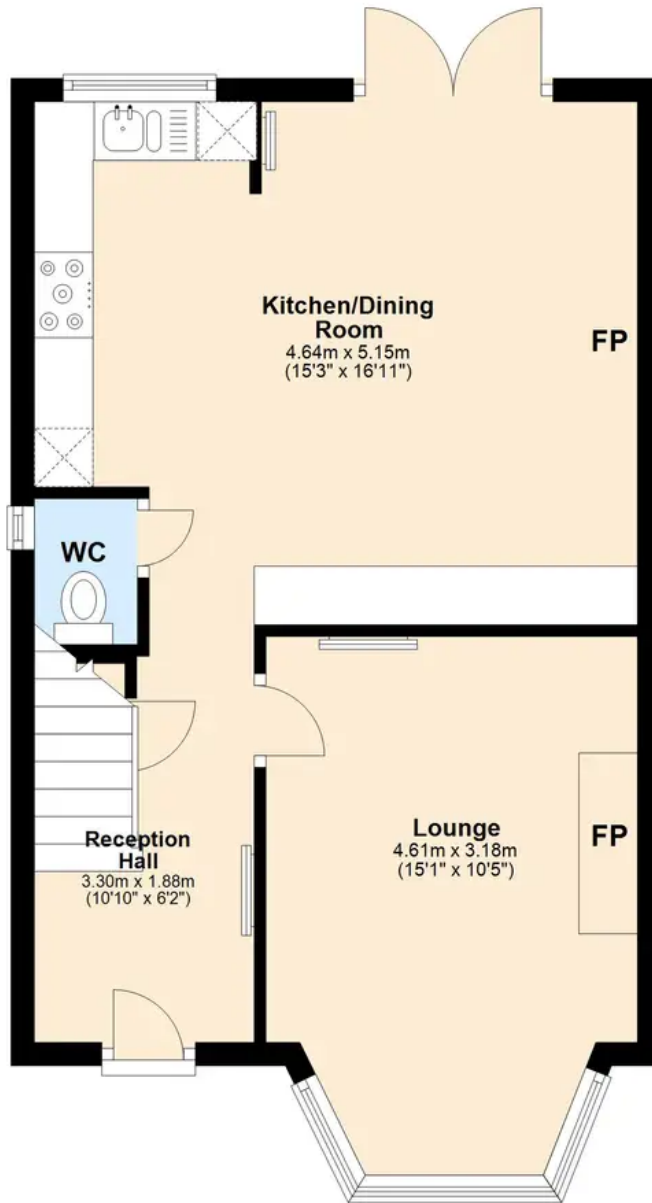
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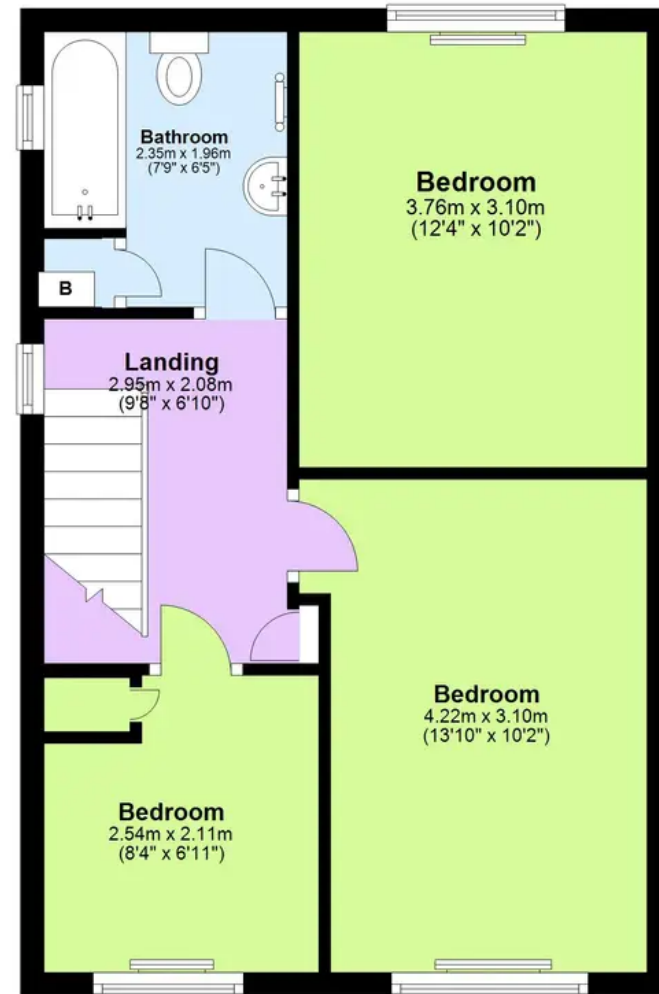
Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



Total area: approx. 85.7 sq. metres (921.9 sq. feet)

Approx
Plan produced using PlanUp.