





10 Court Road

Torquay, Torquay

Situated within one of the most coveted and peaceful locations in Torquay, this exclusive property offers an unrivalled sense of tranquillity and flexibility throughout. Boasting breathtaking views of the picturesque Cockington Valley, this residence provides an idyllic setting for those seeking stunning countryside landscapes.

Upon entering, the property exudes a sense of sophistication and style, with a well-appointed sitting room and separate dining room that seamlessly flow into an enclosed balcony offering panoramic views of the rolling countryside. The design maximises natural light and space, creating a warm and inviting ambience throughout.

The heart of the home lies in the modern fitted kitchen breakfast room, equipped with high-quality appliances and ample storage space.

Accommodation comprises three generously proportioned double bedrooms and a fitted bathroom/WC.

The lower ground floor level presents a versatile opportunity, with the potential to serve as an annexe or home office space. Currently arranged with a kitchen area, cloakroom/WC, and separate shower room, this level offers flexibility to suit a variety of lifestyle needs. Additional rooms and a sun lounge create a welcoming environment for work or leisure activities. There is also a brilliant storage area, which was once a single garage, which could be converted back to a garage should one wish to consider this.



Exterior features include front and rear gardens that provide a serene outdoor sanctuary, perfect for enjoying the beauty of nature in all seasons. Driveway parking offers convenience and accessibility for residents and guests alike.

Front Garden

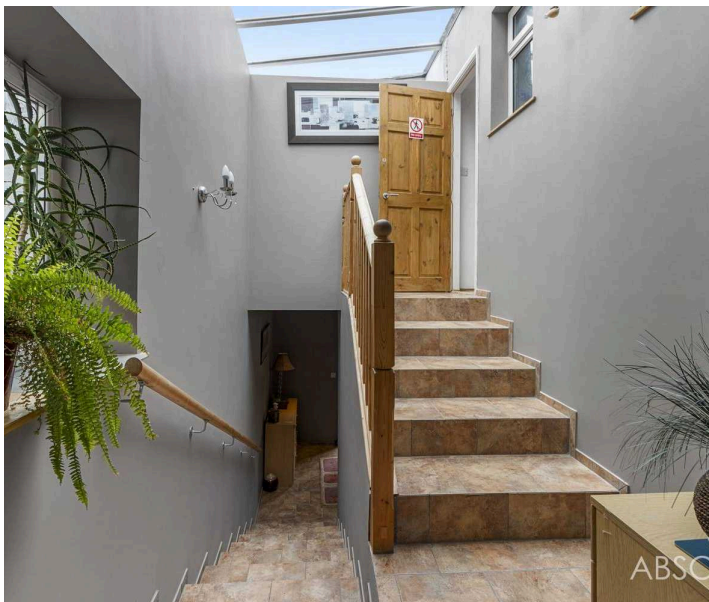
The front garden is near level and laid largely to lawn with flower beds bordering.

Rear Garden

The rear garden is arranged in level terraced sections with a raised patio area and further terraced area laid largely to lawn. There is a useful garden shed and mature trees. The garden backs onto open woodland and enjoys the rolling countryside views through Cockington Valley.

OFF STREET

DRIVEWAY



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The property occupies a much sought after position on the edge of Cockington Village within close proximity to local primary school, both Grammar schools and Torbay Hospital. It has easy access to the ring road which connects to Newton Abbot, Exeter and beyond with Torquay town centre, sea front and deep water marina all being within approximately 2 miles distance.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

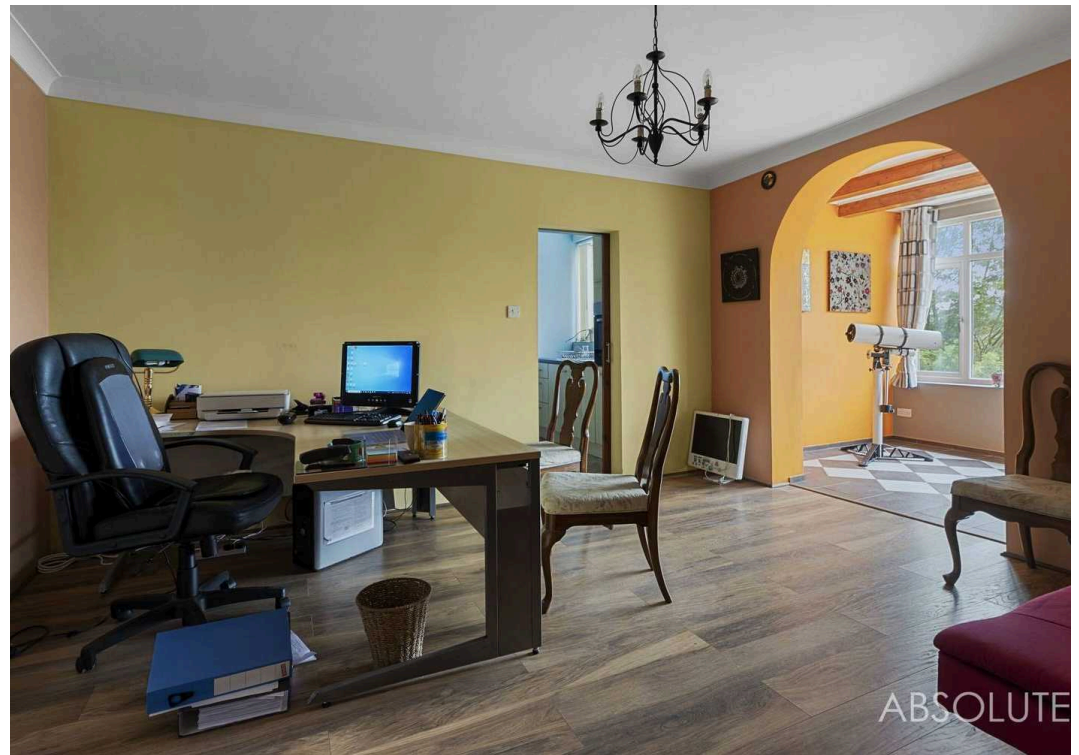
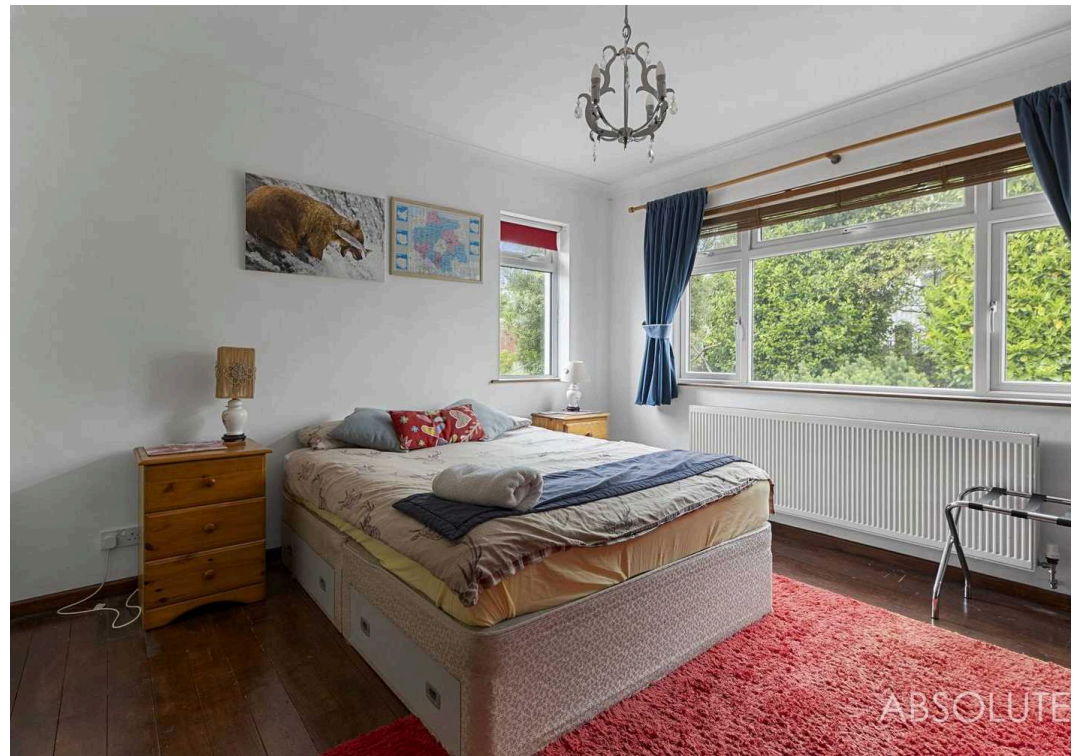


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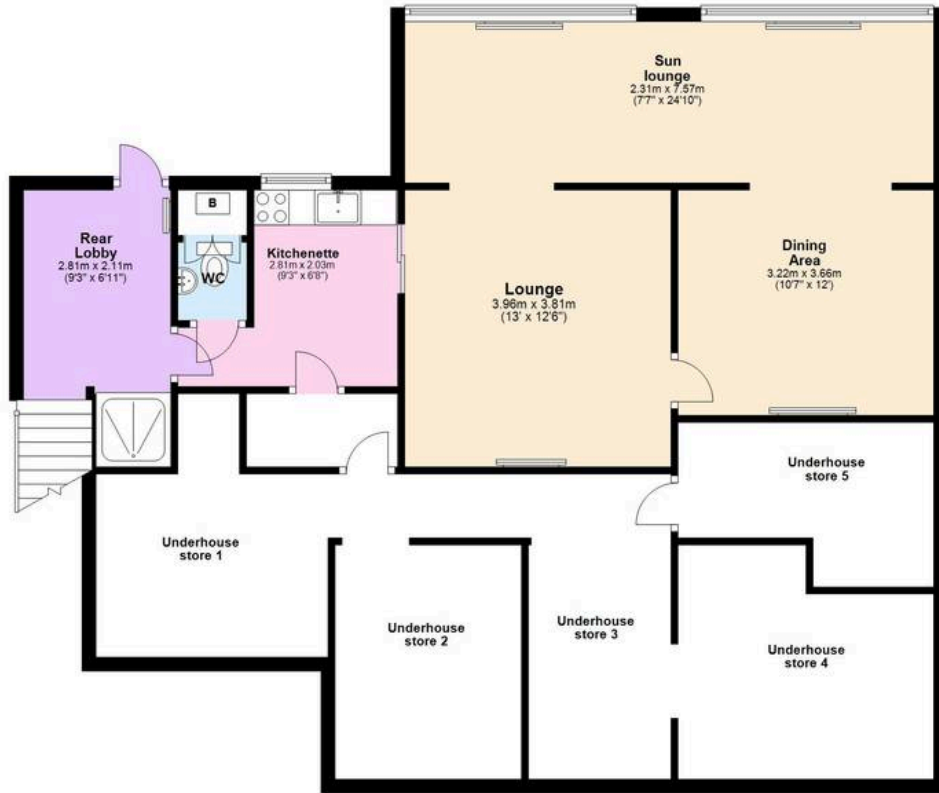
ABSO



ABSOLUTE



Garden Floor
Approx. 64.5 sq. metres (694.6 sq. feet)



Ground Floor
Approx. 137.1 sq. metres (1475.7 sq. feet)





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