







## 74 Teignmouth Road

### Torquay

This well presented and spacious period, four bedroom, semi detached residence would make a lovely family home with ample internal accommodation for a growing family, having easy access to local schools, shops, amenities, facilities and transport links. The accommodation is set over two levels and briefly comprises of an entrance porch, spacious reception hallway, downstairs cloakroom/WC, bay windowed sitting room with feature wood burning stove and Victorian style fireplace, formal dining room, modern fitted kitchen/breakfast room and separate utility room. On the first floor there are four double bedrooms and a four piece bathroom/WC. The property benefits from the installation of uPVC double glazing and gas central heating.





### **FRONT GARDEN**

The level front garden is laid largely to lawn and a timber gate gives access down the side of the property leading to the rear garden

### **REAR GARDEN**

The rear garden, which is a particular feature of this accommodation, is superbly landscaped with a level lawned garden with flower beds bordering, a spacious patio area with a feature pergola, ideal for al fresco dining, a feature sunken fish pond, vegetable plot and a useful timber built Summer house. The rear garden is enclosed by timber fencing with outside light and tap.

### **Driveway**

The property is approached via double wrought iron gates which leads to the attractive block paved driveway allowing ample off-road parking for cars, boat, motorhome etc.

### **Garage**

The detached single garage benefits from an up and over door, light and power.





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Torquay



The property occupies a much sought after residential position within yards of Torquay Academy Secondary School and close to both Grammar schools and Torbay Hospital. Torquay town centre and sea front are both within approximately 1 mile distance with its array of shops, facilities and amenities. There is also easy access to the bypass which connects to Newton Abbot, Exeter and beyond. An internal inspection is highly recommended to appreciate the size and position the accommodation boasts.

Council Tax band: E / Tenure: Freehold

- A four bed period style semi detached residence
- Spacious reception hallway and a downstairs cloakroom/WC
- Bay windowed sitting room with feature wood burning stove
- Formal dining room and games room
- Bespoke shaker style kitchen/dining room with a separate utility room
- Superb orangery style conservatory
- Attractive block paved driveway with ample off road parking
- Detached single garage
- Good size level front and rear gardens
- Close to Torquay Academy, both Grammar schools and Torbay Hospital







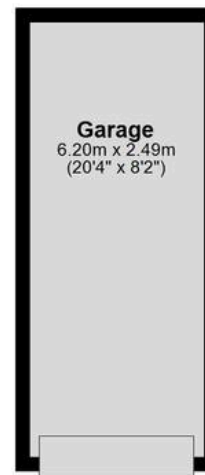
ABSOLUTE







**Ground Floor**  
Approx. 137.1 sq. metres (1475.2 sq. feet)



**First Floor**  
Approx. 92.3 sq. metres (993.9 sq. feet)



Total area: approx. 229.4 sq. metres (2469.1 sq. feet)





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