







## 67 Walnut Road

Torquay, Torquay

This substantial and immaculately presented four bed Victorian residence has been lovingly restored by the current vendors and is a credit to them. The property offers a fabulous family home with a turn key finish. You will be able to move your furniture in and put your feet up and enjoy the surroundings. High ceilings and light and airy rooms greet you with the added benefit of some original features. Space is certainly in abundance in this fabulous home. The accommodation briefly comprises of entrance porch, spacious reception hallway, downstairs cloakroom/WC, spacious sitting room with feature fireplace, formal dining room, study, quality modern fitted kitchen/breakfast room and separate utility room. On the first floor there is a spacious landing giving access to four double bedrooms, family bathroom/WC and a separate shower room/WC off the principal bedroom. The property benefits from a large loft space which is accessed via a ladder and has been boarded, lagged and installed with a Velux window. The loft space has light and power and is ripe for conversion subject to any necessary planning permissions. There is also a useful cellarage area with light and power.





## FRONT GARDEN

The property is set amongst beautifully landscaped gardens to the front which are level and laid largely to lawn with flower beds bordering stocked with a variety of shrubs and bushes.

## GARDEN

There is a further garden to the side of the property which offers a Mediterranean feel.

## DRIVEWAY

2 Parking Spaces

The driveway is accessed to the rear of the property where a stone chipped area allows off road parking for two cars.

## GARAGE

Single Garage

The driveway leads up to the detached single garage with up and over door.





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The property occupies a much sought after residential position within yards of local shops on Walnut Road and Torquay sea front is within approximately half a miles distance. Torquay town centre and deep water marina are also close by with easy access to local schools, both Grammar schools and Torbay Hospital. An early inspection is essential to appreciate the size, position and condition the accommodation boasts.

Council Tax band: E

Tenure: Freehold







ABSOLUTE





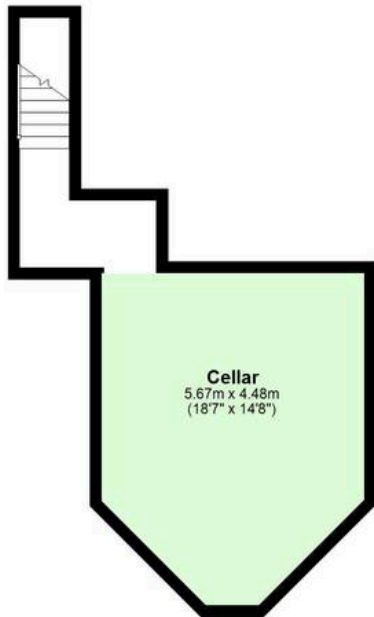
### Ground Floor

Approx. 114.2 sq. metres (1228.8 sq. feet)



### Cellar

Approx. 27.5 sq. metres (296.5 sq. feet)



### First Floor

Approx. 96.3 sq. metres (1036.8 sq. feet)



Total area: approx. 238.0 sq. metres (2562.1 sq. feet)

Approx.  
Plan produced using PlanUp.







## Absolute Sales & Lettings

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