



12 Trumlands Road, Torquay – TQ1 4RN  
£325,000

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SALES & LETTINGS







## 12 Trumlands Road

Torquay, Torquay

Spacious 4 bed semi-detached house with reception hallway, lounge, dining room, fitted kitchen, 4 bedrooms, family bathroom. Benefits from uPVC double glazing, gas central heating. Off-road parking for 2 cars, level enclosed garden with patio, backing onto woodland. Council Tax band: D

Tenure: Freehold

- An extended four bed semi detached house
- Downstairs cloakroom/WC
- Two reception rooms
- Fitted kitchen with built in appliances
- Four bedrooms
- Bathroom/WC
- Gas central heating and uPVC double glazing
- Off road parking for two cars
- Larger than average enclosed level rear garden





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Torquay, Torquay

The property occupies a popular residential position adjacent to Cuthbert Mayne Secondary School and within close proximity to local primary schools.

Torquay sea front and town centre are both within approximately 1.5 miles distance. There is easy access to both Grammar schools, Torbay Hospital and the ring road which connects to Newton Abbot, Exeter and beyond. An early inspection is essential to appreciate the accommodation on offer.

## Absolute Sales & Lettings

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## Ground Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



## First Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



Total area: approx. 113.7 sq. metres (1223.6 sq. feet)

