



Torbay Road, Torquay

Guide Price £325,000 - £350,000

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Gargan & Hart
Estate Agents

Torbay Road, Torquay

Steps lead to a beautiful stain glass front door with leaded windows either side, opening to a porch and utility space with plumbing for a washing machine. The hallway has Stairs that take you to the first floor landing. Bedroom 3 is a good size with a bay window making it bright and breezy, and a wooden fireplace surround with inset gas fireplace, bedroom 2 also benefits from fitted wardrobes and is another good-sized double. The main bedroom is another good-sized double with a generous en suite with a shower, low level w/c and wash hand basin. Patio doors lead out to a lovely balcony overlooking the garden where you can sit and enjoy a lovely coffee in the mornings. A great size kitchen is a great feature of the property. You will enjoy plenty of work surfaces, floor and wall cabinets, two stainless steel bowl sinks, Bosch induction hob, Bosch eye-level oven, space for a freestanding dishwasher and a fridge/freezer. To complete this level you have a family shower room with walk in shower, low level w/c and wash hand basin.

On the top floor you have a very impressive reception room with plenty of light and beautiful views towards the harbour. This is a fantastic loft conversion with 3 large storage areas. The lucky new owner may want to make this a bedroom or keep it as a reception room, the choice is yours.

Outside is a wide and well-maintained tarmac driveway fronts the property with ample space for driveway parking, shared with the ground floor apartment and bordered by a stone wall. There is also a single garage with electric and an up and over door. A side gate opens to the garden from the front of the property for ease of access and garden maintenance. The rear garden is laid to low-maintenance lawn with mature shrubs and rock borders. From the principal bedroom on the first floor a long balcony provides a space from which to enjoy the afternoon sun.





STAR POINTS

- Top Floor Maisonette
- Immaculately Presented Throughout
- Principle Bedroom with Balcony & Ensuite
- Sea Views from Living Room
- Kitchen/Dining Room
- Private Garden
- Single Garage
- Driveway Parking
- Bay Window
- Spacious Attic Space



ADDITIONAL INFORMATION

Tenure – Freehold

Maintenance for shared areas will be split 50/50

Council Tax Band - D

Local Authority – Torbay Council

EPC – E

There is a water meter at the property

Check broadband Availability at Openreach

Fibre-Checker. <https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile

Coverage. [https:// checker.ofcom.org.uk/en-gb/mobilecoverage](https://checker.ofcom.org.uk/en-gb/mobilecoverage)

VIEWING ARRANGEMENTS

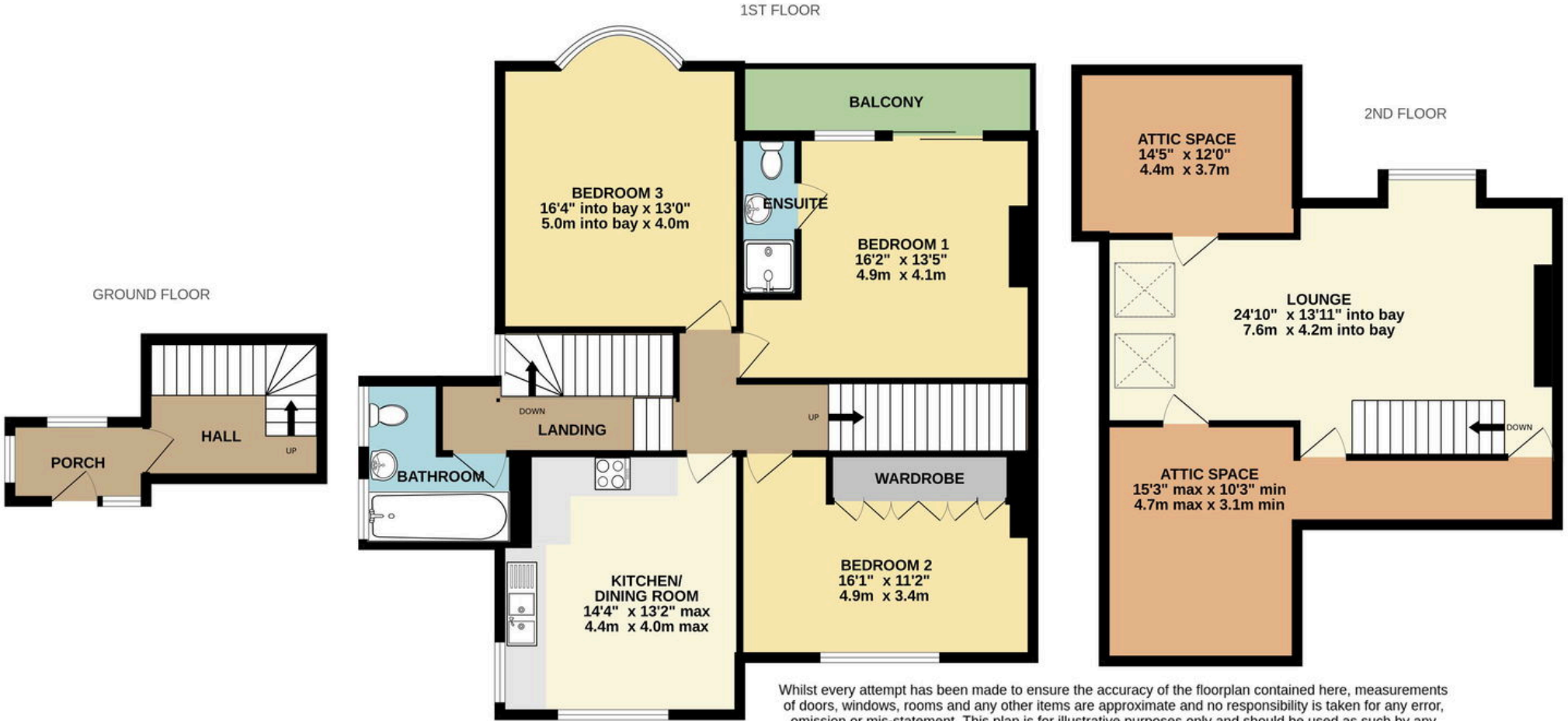
For further information or to arrange a viewing please contact our Chelston Office.

DIRECTIONS

What 3 words: surely.washed.happy

Sat-Nav: TQ2 6RG





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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