



Torridge Avenue, TQ2 7NB

Offers Over £325,000

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01803 897321



**Gargan & Hart**  
Estate Agents



## Torridge Avenue, TQ2 7NB

As you approach the property you will appreciate the position and presentation of the front garden and its outlook. Steps from your drive lead you up to your paved and landscaped frontage with lovely outlook over the park. As you enter the front door you come into a good-sized reception hall with window to the side and understairs storage cupboard. You have a door to the good-sized lounge with bay window to the front and patio doors opening to the rear garden. The kitchen is fitted with a range of wall, base and drawer units with inset sink unit, built-in double electric oven and grill, gas hob with cooker hood above and window overlooking the rear garden. A useful utility area has been added with plumbing for washing machine, a back door to the garden and useful second door to the front. A downstairs shower room is a fantastic addition for families, with a low level W/C, wash hand basin and shower cubicle.

To the first floor landing there is a window to the side and loft access hatch. Bedroom 1 is a good-sized double with window to the front enjoying an open outlook over the surrounding area and park. Bedroom 2 is another good-sized double with window overlooking the rear garden. Bedroom 3 is a good sized single with window outlook to front. Lastly, the family bathroom is well fitted with a panelled bath with shower over, wash hand basin and low level W/C.

To the front is a lawned area with a loose stone feature and a raised stone planter. To the side is a driveway with steps up to the front door. At the rear is a lovely sunny garden with a small patio area outside the French doors with steps that lead to a raised patio paved garden, surrounded by fixed planters.







## STAR POINTS

- Semi-Detached Home
- NO ONWARD CHAIN
- Recently Updated
- Popular Location
- Close to a Host of Schools, Torbay Hospital & The Willows
- Spacious Lounge
- Separate Utility
- Extended Property
- 3 Bedrooms
- Downstairs Shower Room & Upstairs Bathroom









## ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - C

Local Authority - Torbay Council

EPC – TBC

## VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

## DIRECTIONS

Sat-nav: TQ2 7NB

What 3 Words: warm.expired.width

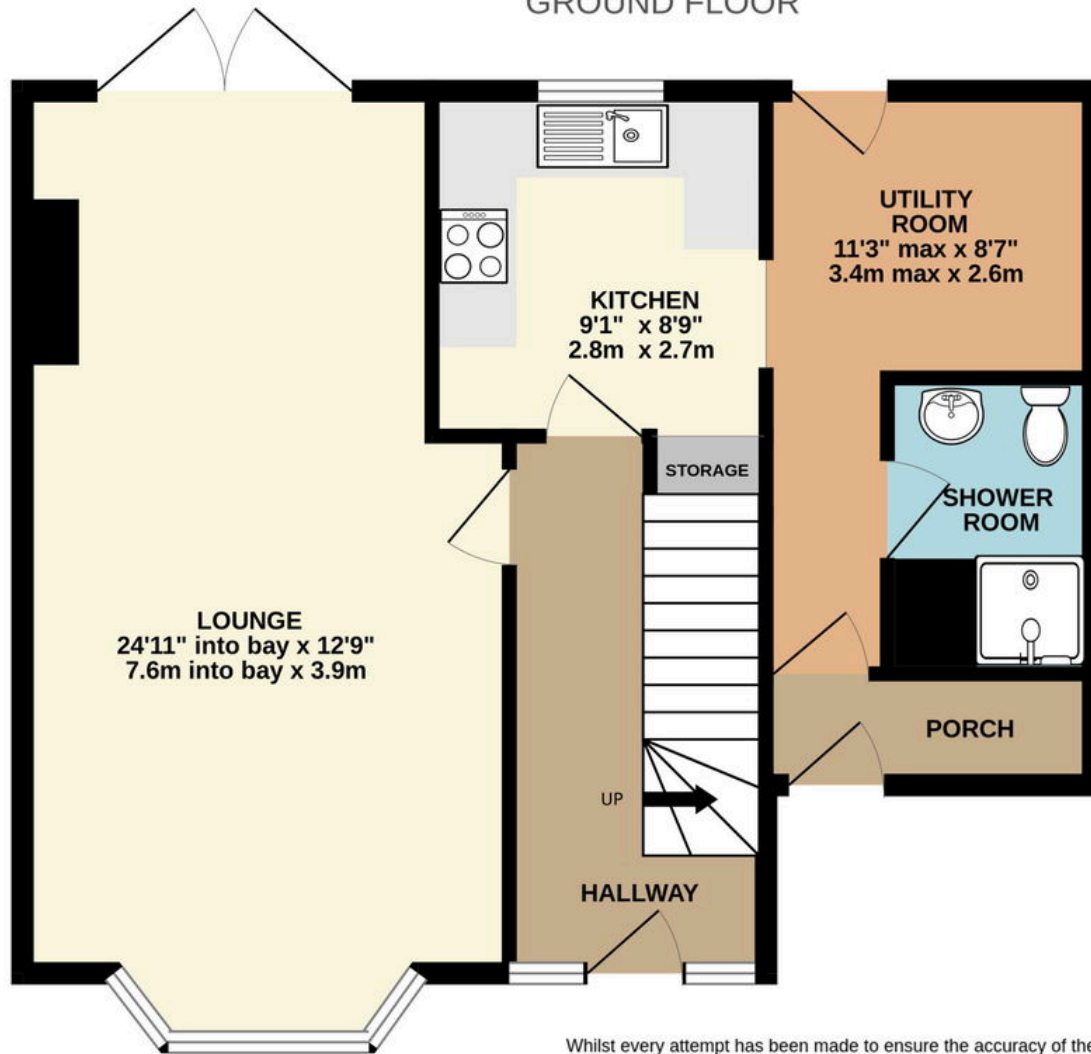
## CONSIDERATIONS

Things to consider about this property:

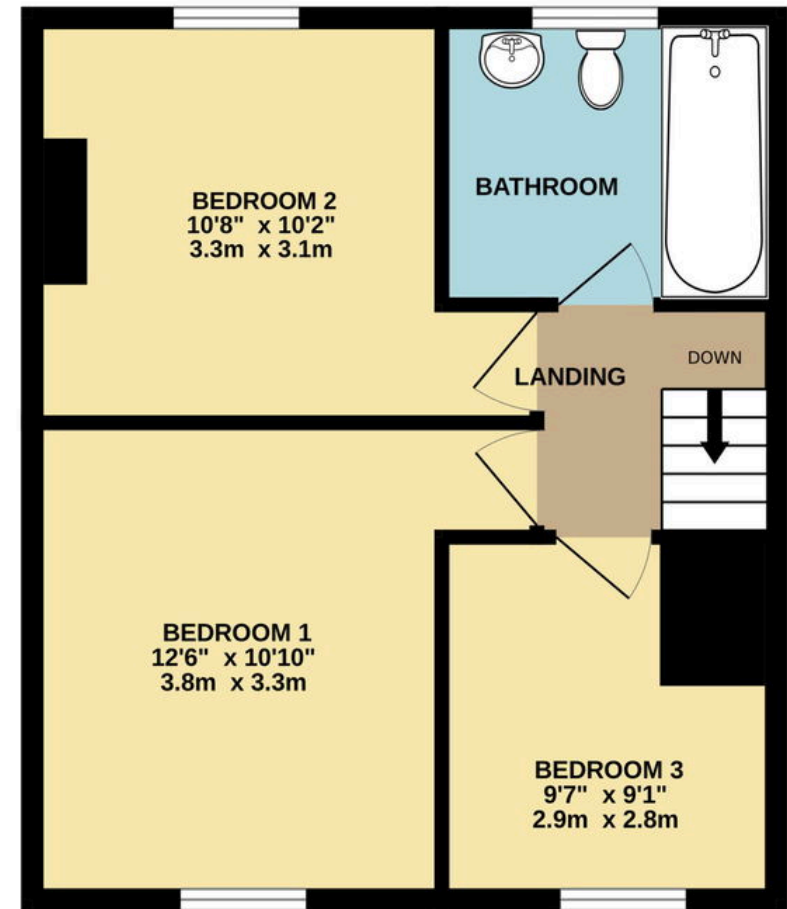
- Check broadband Availability at Openreach Fibre Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- There is a water meter at the property.
- Driveway parking.



## GROUND FLOOR



## 1ST FLOOR



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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