



25 St. Efrides Road



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Torquay, Devon TQ2 5SG

Newton Abbot 7 miles Totnes 10 miles Exeter 22 miles

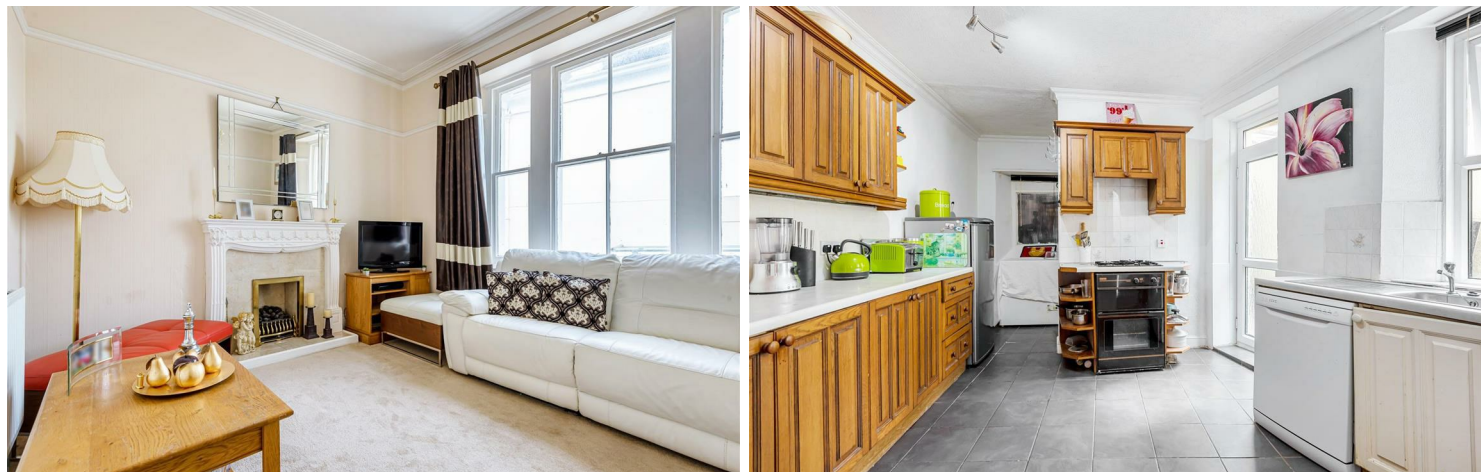
A characterful Victorian semi-detached five bedroom home in the heart of Torquay just a short level walk from Torre Abbey Sands and local shops and restaurants.

- Chain Free
- Three Large Reception Rooms
- Victorian Features Throughout
- Freehold
- Five Bedrooms
- Level Walk to Torquay Seafront and Local Shops
- Off-Road Parking
- Council Tax Band C

Guide Price £325,000

SITUATION AND DESCRIPTION

St Efrides Road is a quiet residential street located in the heart of Torquay situated just off Belgrave Road, a short level walk to local shops and the beautiful Torre Abbey Gardens & Torquay Seafront. This surprisingly spacious Victorian semi-detached family home benefits from off-road parking and briefly comprises of four double bedrooms and three characterful reception rooms, one of which could be utilised as a ground floor sixth bedroom if desired. Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.



ACCOMMODATION

A tiled Victorian porch serves as a wonderful entrance to this family home, creating a generous space for coat and shoe storage as well as being flooded with natural light allowing for indoor plants to thrive. As you enter the main hallway through a second front door you are greeted by the vast amount of character features this home has to offer, from dado and picture rails, to typically high ceilings with cornicing, and sash windows. The wide hallway leads initially to the lounge which is neutrally decorated, benefitting from picture rails and with large South West facing windows letting in warm afternoon and evening sunlight. Across the hallway is a more formal living room with built in alcove storage. Either of these rooms could instead be used as an added double bedroom on the ground floor. A formal dining room with partial wood panelling on the walls leads on to a larger than average kitchen with a frosted exterior door giving access to the fully-functional exterior WC. The kitchen comprises of wood floor and wall mounted units, with plenty of space for additional storage if desired, four ring gas hob with integrated oven underneath and built in extractor fan above, stainless steel sink with drainer, space for dishwasher, space for full-size freestanding fridge/freezer, and a tiled splashback throughout. The archetypal open staircase leads up to an open and well-decorated landing, decorated with textured wallpaper very indicative of the era in which the home was built. The principal bedroom is a generous double found to the rear of the property and benefits from a sink in the room, built in storage, and a large sash window with a unique view of a beautiful Grade II listed Italianate wall which used to belong to Lauriston Hall. Bedrooms two and three are also ample double rooms, with bedroom three having built in storage and bedroom two enjoying the South West aspect. Bedroom four is a single room with space for a desk and/or storage, and a private sink with wall mirror and integrated light over. Bedroom five is another well sized single room with sink in, however its location next to the principal bedroom would also make it ideal for use as a dressing room or a study.

OUTSIDE

An intricate white-painted gate fronts the property, with paver patio to the front and side of the home making for an ideal spot to sit and soak up the hot afternoon and evening sun. A gravelled driveway can also be found here. A wooden gate leads to a path where the exterior WC can be accessed. Beyond this is another wooden door which leads on to additional storage space, currently cleverly utilised as a home gym. Accessible from both St Efrides Road (although totally secluded) and from the principal bedroom is an AstroTurf terrace with space for garden table and chairs surrounded by an attractive painted stone wall.

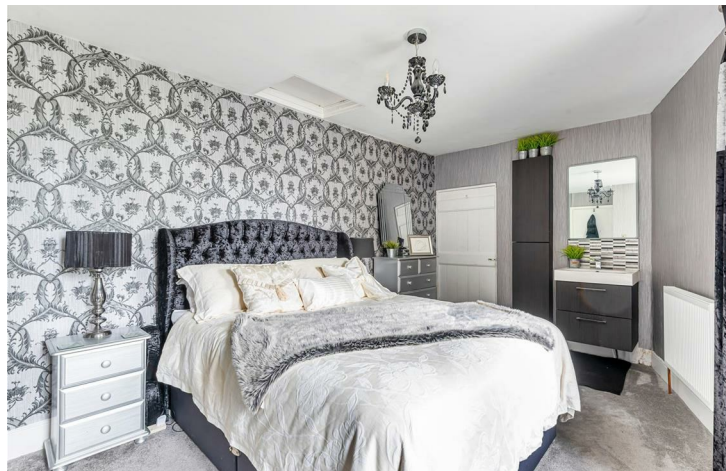
SERVICES

Mains gas, electricity, water and drainage. Gas central heating. Standard, Superfast and Ultrafast Broadband supplied by Virgin Media and Openreach available. Mobile Networks available are EE, O2, Vodafone and Three.

VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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