



**Westbourne Road, TQ1 4JT**  
Torquay



Offers In Excess Of  
**£200,000**

This beautifully presented and refurbished three-bedroom mid-terraced period home offers an exceptional opportunity to secure a spacious and versatile family residence in a sought-after location. Throughout the home, thoughtful touches such as built-in storage and contemporary finishes blend seamlessly with the property's period character. There is a good sized cupboard fitted to the landing and understairs cupboard provides much needed storage space. The proximity to reputable local schools makes this an attractive choice for families seeking quality education within easy reach. For those looking to personalise their living space, the property offers exciting scope for further modernisation and enhancement, presenting a superb opportunity to add value and create a truly bespoke home. Whether you are searching for a charming family residence or a smart investment in a thriving neighbourhood, this delightful period terrace promises comfort, convenience, and future potential in equal measure.

Stepping inside, as you come through the front door into a useful porch. There is a welcoming hallway that leads to the living areas, perfect for both relaxing and entertaining. The bright and airy lounge features charming period details including a bay window and ample space for comfortable seating, while the dining room creates a fabulous setting for family meals or gatherings with friends. The well-appointed newly fitted kitchen is designed for practicality and style, offering abundant storage and workspace to suit the needs of a busy household. There is a range of wall, floor and drawer cupboards, stainless steel sink drainer, integral 4 ring gas hob and an electric oven, plumbing for a washing machine and space for fridge freezer. There is also a door leading to the back yard.

Upstairs, three well-proportioned bedrooms provide restful retreats, each benefitting from natural light and flexible layouts to accommodate a range of furnishings or home office needs. The principal bedroom is a good size with UPVC double glazed window to the front, bedroom 2 is another good sized double with UPVC double glazed window to the rear. Lastly bedroom 3 is a good sized single with UPVC double glazed window to the front. A modern newly fitted family bathroom completes the upper level, fitted with quality fixtures to ensure convenience and comfort for all residents. A panelled bath with shower over, low level W/C and wash hand basin with UPVC double glazed window to the rear. Outside there is a nice garden opposite the service lane which is raised and easy to maintain and also comes with a storage shed.





## STAR POINTS

- Terraced Period Home
- Recently Refurbished
- Convenient Location
- New Kitchen
- New Bathroom
- 2 Receptions
- 3 Bedrooms
- Private Rear Garden
- Close to Amenities
- Close to Schools

## ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - C

Local Authority - Torbay Council

EPC - D

There is a water meter at the property.

For prices & more information about Council Tax go to the local authorities website:

<https://www.torbay.gov.uk/council-tax/>

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>

## VIEWING ARRANGEMENTS

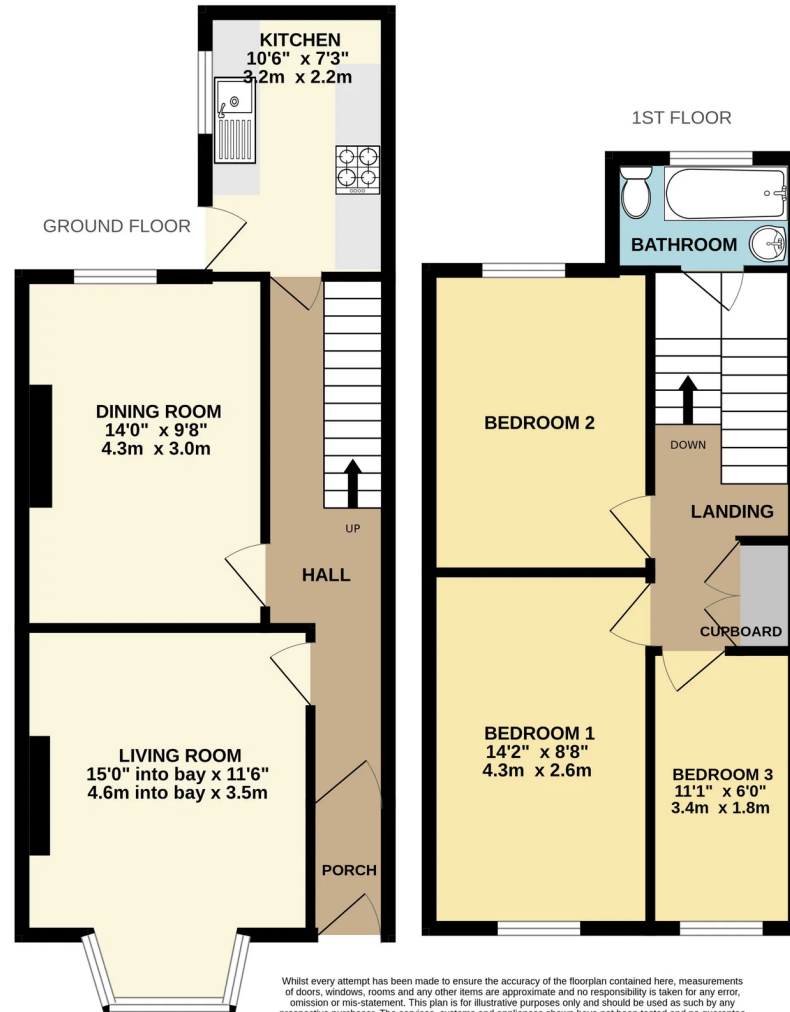
For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

## DIRECTIONS

What 3 Words: [search.librarian.cards](https://www.what3words.com/search/librarian.cards)

Sat-Nav: TQ1 4JT





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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**Gargan & Hart**

Estate Agents