



Kirkstead Close, Torquay - TQ2 7NJ

£225,000

 **ABSOLUTE**  
SALES & LETTINGS





## Kirkstead Close

Torquay,

Fantastic 2-bed end of terrace home with spacious living room, fitted kitchen leading to rear garden in need of some updating. Private enclosed rear garden and garage in a block. Conveniently located near schools. Must-see for a comfortable living experience.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautifully presented end-of-terrace home positioned within a quiet cul-de-sac
- Two genuine double bedrooms with space for additional storage
- Spacious lounge-dining room ideal for modern living
- Newly fitted contemporary kitchen with breakfast space
- Luxury modern shower room with underfloor heating
- Recently replaced combi boiler and upgraded central heating system
- Replacement double glazing and full redecoration
- Low-maintenance rear garden with pleasant tree-lined outlook
- Parking directly in front alongside a single garage in nearby paddock



# Kirkstead Close

Torquay,

Kirkstead Close occupies a convenient residential position within the popular Shiphay area of Torquay, a well-established location favoured by families, first-time buyers and professionals thanks to its excellent everyday amenities, strong transport connections and easy access to both Torquay town centre and the wider South Devon coastline. The property is ideally situated for local schooling, with several well-regarded primary and secondary schools nearby, alongside the highly respected Torquay Boys' Grammar School and Torquay Girls' Grammar School within easy reach. The area is particularly popular with buyers wanting practical access to education whilst still remaining close to green spaces and the coast. Everyday convenience is a major feature of the location. Nearby is The Willows retail district, home to Marks & Spencer, Sainsbury's, Boots, Next, Costa Coffee and a wide range of national retailers, supermarkets and food outlets. Smaller convenience stores, takeaways and local services are also easily accessible nearby,

## Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

[movewithabsolute.co.uk/](http://movewithabsolute.co.uk/)



gton connections. The area also access to leisure and outdoor space. local green areas and walking routes of opportunities for dog walking, family outings. Cockington Country Park, one of Torquay's most picturesque beauty spots with woodland walks, lakes and historic village



ABS

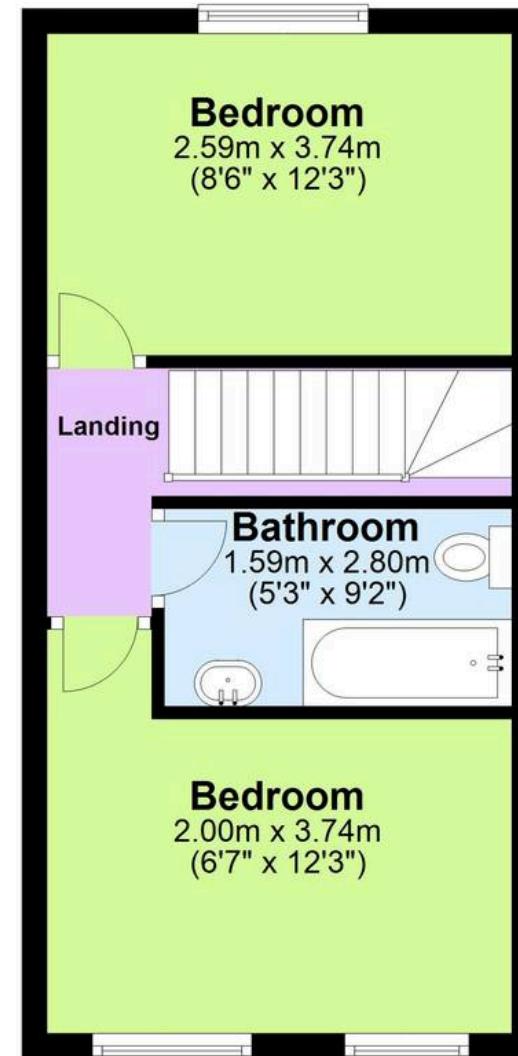
## Ground Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



## First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 61.7 sq. metres (664.1 sq. feet)

Approx  
Plan produced using PlanUp.

