



7 South Sands Torbay Road, Torquay – TQ2 6RG

Guide Price £395,000



7 South Sands Torbay Road

Torquay

Superbly presented three bedroom townhouse in Livermead with sea views two enclosed balconies open plan living courtyard garden and allocated parking for two cars
Council Tax band: E

Tenure: Freehold

- Three bedroom townhouse arranged over three floors
- Highly regarded Livermead seafront position
- Sea views
- Contemporary open plan kitchen dining and family room
- Spacious separate first floor living room
- Enclosed sea view balcony from the living room
- Principal bedroom with en suite shower room
- Second enclosed sea view balcony from the principal bedroom
- Low maintenance enclosed rear courtyard garden
- Allocated parking for two vehicles



7 South Sands Torbay Road

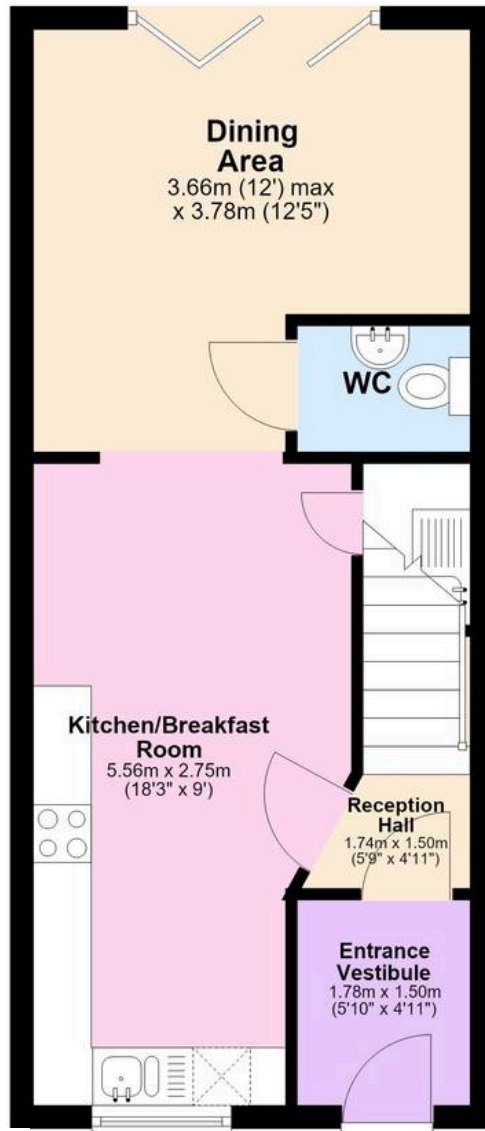
Torquay

Torbay Road occupies a prominent coastal position through Livermead which is one of Torquay's established and highly regarded residential areas. Livermead sits between Torquay and Paignton and is particularly well known for its immediate access to the coastline and impressive outlook across Tor Bay. The seafront provides attractive walks in both directions with Livermead Sands and Institute Beach nearby together with easy access towards Cockington Torquay seafront and Paignton. For those who enjoy an active coastal lifestyle the surrounding area provides opportunities for walking paddleboarding sailing and other water based activities while the South West Coast Path provides access to some of South Devon's most impressive coastal scenery. Torquay's main seafront harbour and marina are within easy reach and offer an extensive selection of restaurants cafés leisure facilities and shops. The harbour area also provides access to waterfront attractions and boat services around Tor Bay. In the opposite direction Preston and Paignton provide further everyday shopping facilities supermarkets and leisure amenities. Paignton railway station offers mainline services towards Exeter and onward national connections.



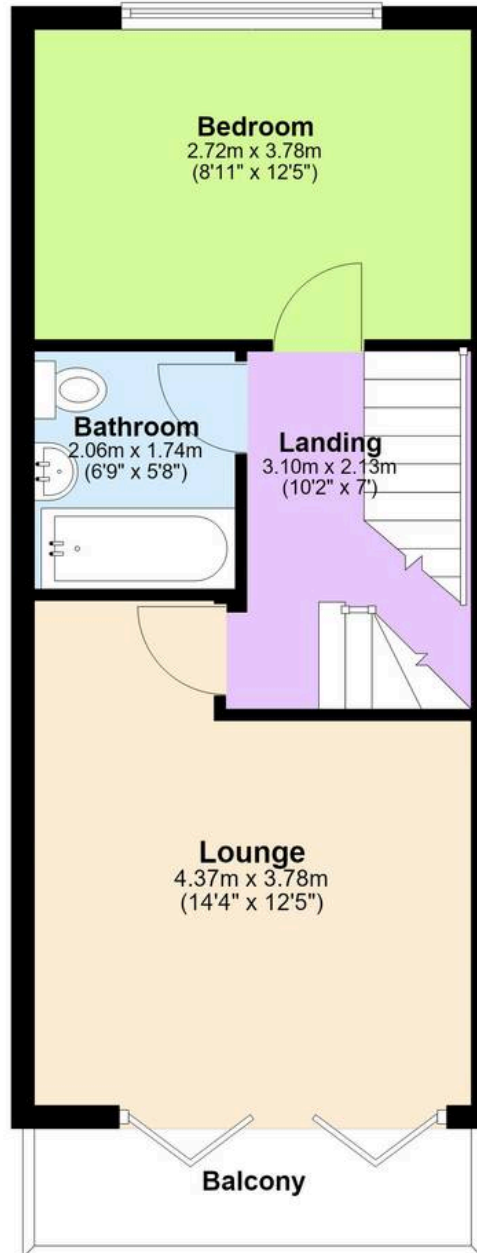
Ground Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



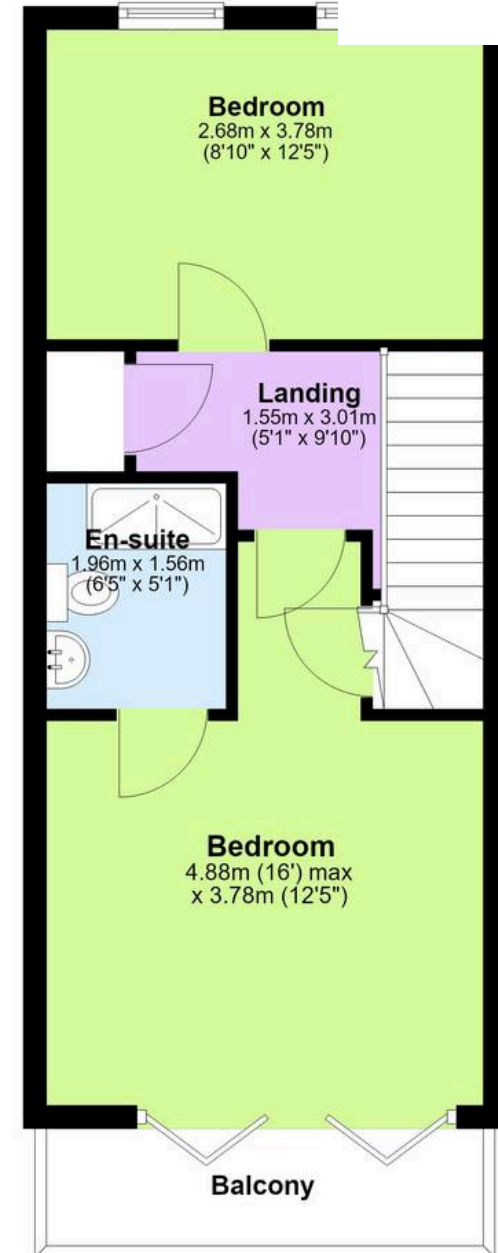
First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)
(excluding Balcony)



Second Floor

Approx. 35.2 sq. metres (380.4 sq. feet)
(excluding Balcony)



Total area: approx. 105.8 sq. metres (1138.3 sq. feet)