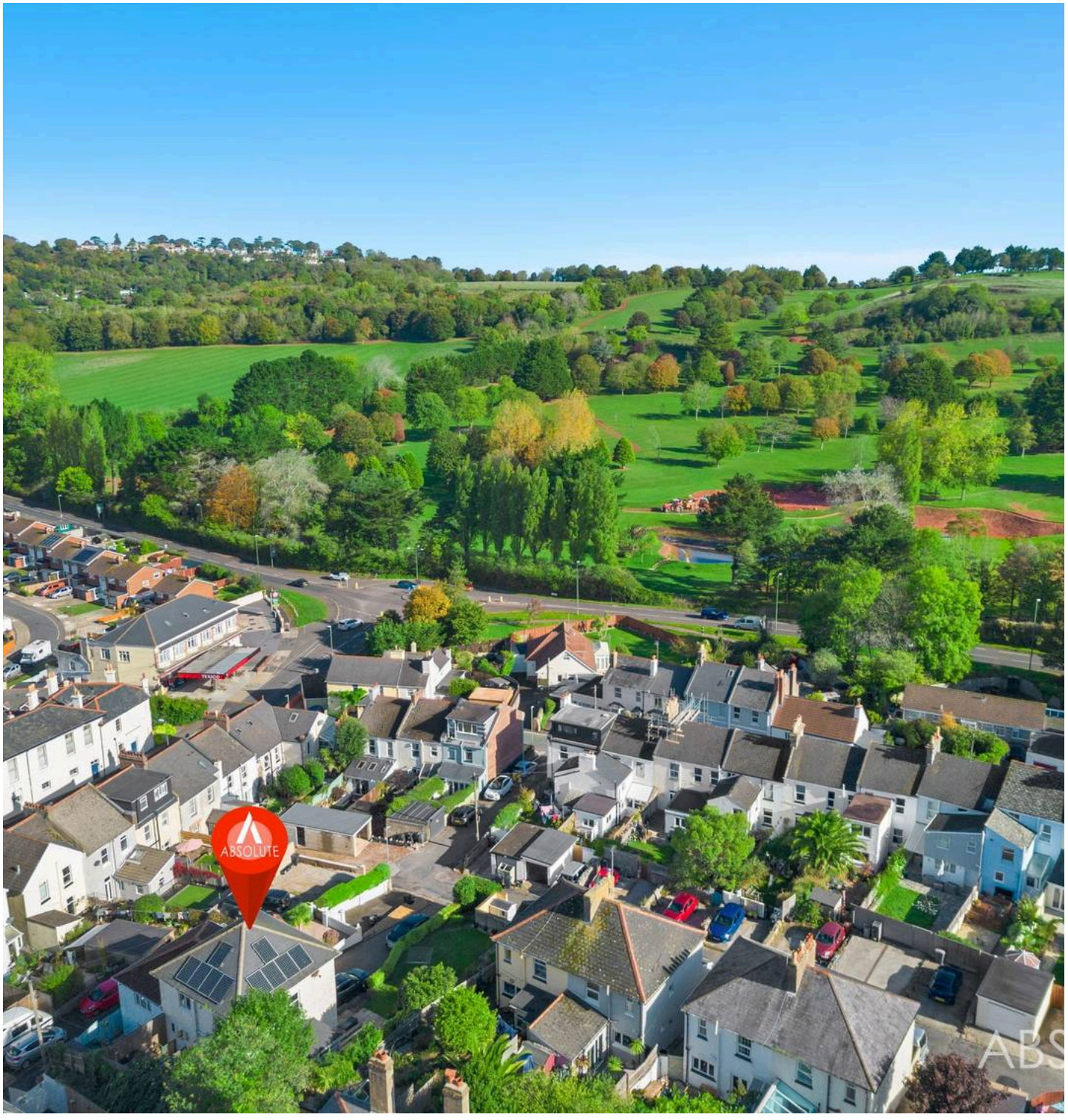


ABSOLUTE

1 Hilly Gardens Road, Torquay

£360,000



1 Hilly Gardens Road

Torquay

An impressive amount of space. Exceptional parking. A versatile annexe. All in the heart of one of Torquay's most popular residential areas.

This substantial semi-detached period home brings together the features that can be difficult to find in one property in St Marychurch. Generous accommodation extends across three floors with approximately **1,737 sq ft overall**, including a garden-level annexe. A broad driveway provides parking for approximately four to five vehicles while gardens, terraces and a balcony give plenty of opportunity to enjoy the outdoors.

For families needing room to spread out or buyers bringing generations together under one roof, the layout offers considerable flexibility. The principal house provides three first-floor bedrooms and a ground-floor study/fourth bedroom alongside two connected reception rooms, a kitchen/breakfast room and conservatory. Below is a one-bedroom annexe with its own entrance and an internal connecting staircase.







Garden

The approach makes an immediate impression. A substantial block-paved driveway provides off-road parking for approximately four to five vehicles, depending on their size and arrangement. For a family with several cars or buyers who regularly welcome visitors, this is a significant practical advantage in such a convenient St Marychurch setting. The enclosed front and side garden includes a generous gently sloping lawn bordered by established planting and hedging. Paved seating areas provide space for garden furniture while the lawn offers room for recreation. Beside the conservatory is a further paved area with raised planted beds. The balcony off the sitting room adds another outdoor space directly accessible from the principal living accommodation. To the rear, an enclosed decked terrace leads to a paved patio with steps rising to further gravelled garden tiers. These different areas offer a choice of places for outdoor dining, planting and relaxation.

DRIVEWAY

4 Parking Spaces

1 Hilly Gardens Road

Torquay

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Substantial semi-detached period home in popular St Marychurch
- Approximately 1,737 sq ft across three floors including the annexe
- Extensive driveway parking for approximately four to five vehicles
- Three upstairs bedrooms plus a ground-floor study/fourth bedroom
- One-bedroom garden-level annexe with its own entrance
- Internal staircase connecting the annexe and main house
- Generous sitting room opening onto a balcony
- Separate dining room and spacious kitchen/breakfast room
- Conservatory, lawned garden and a choice of outdoor seating areas
- Convenient for the precinct, local schools, golf club and coastal walks

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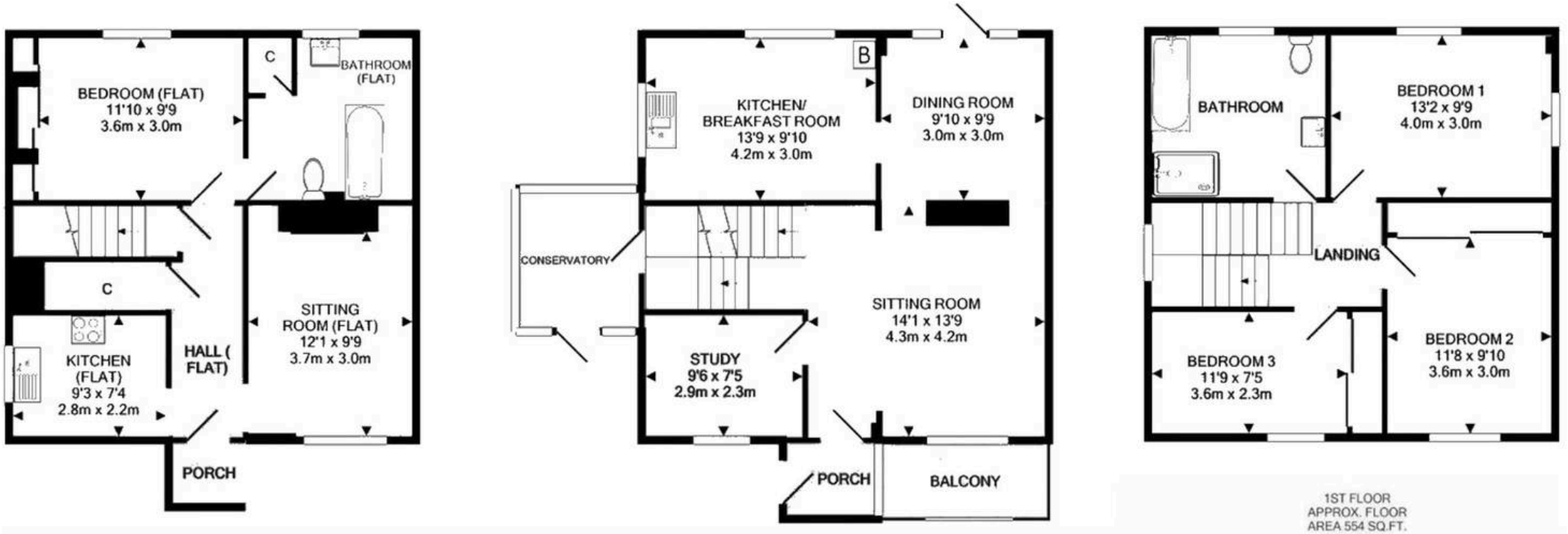

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SALES & LETTINGS



FLAT LEVEL
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1737 SQ.FT. (161.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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