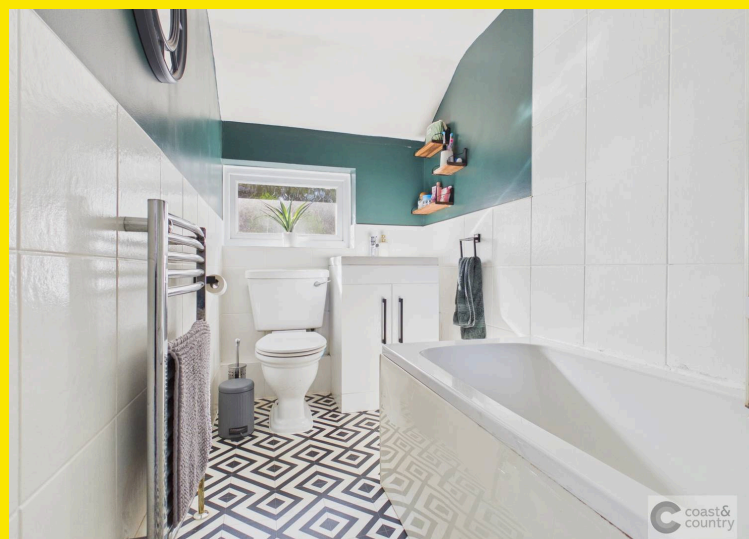
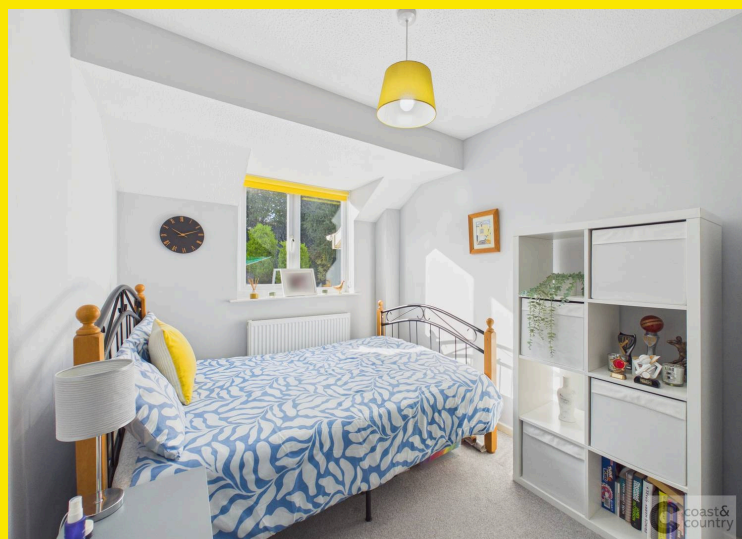
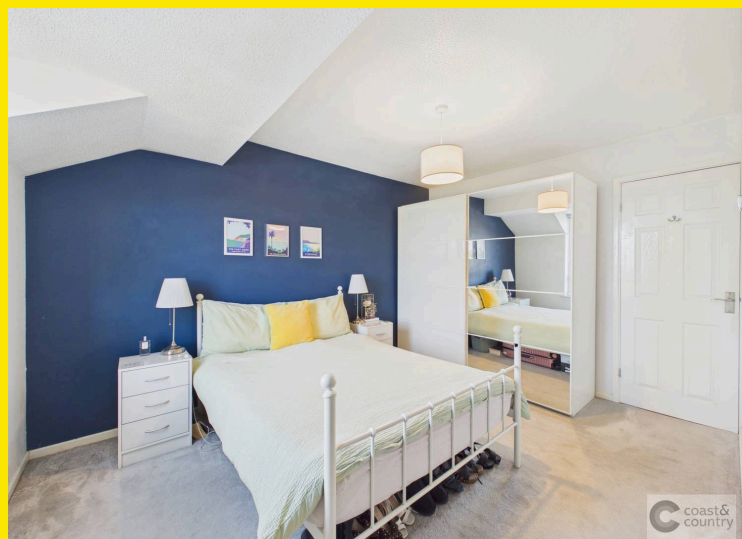
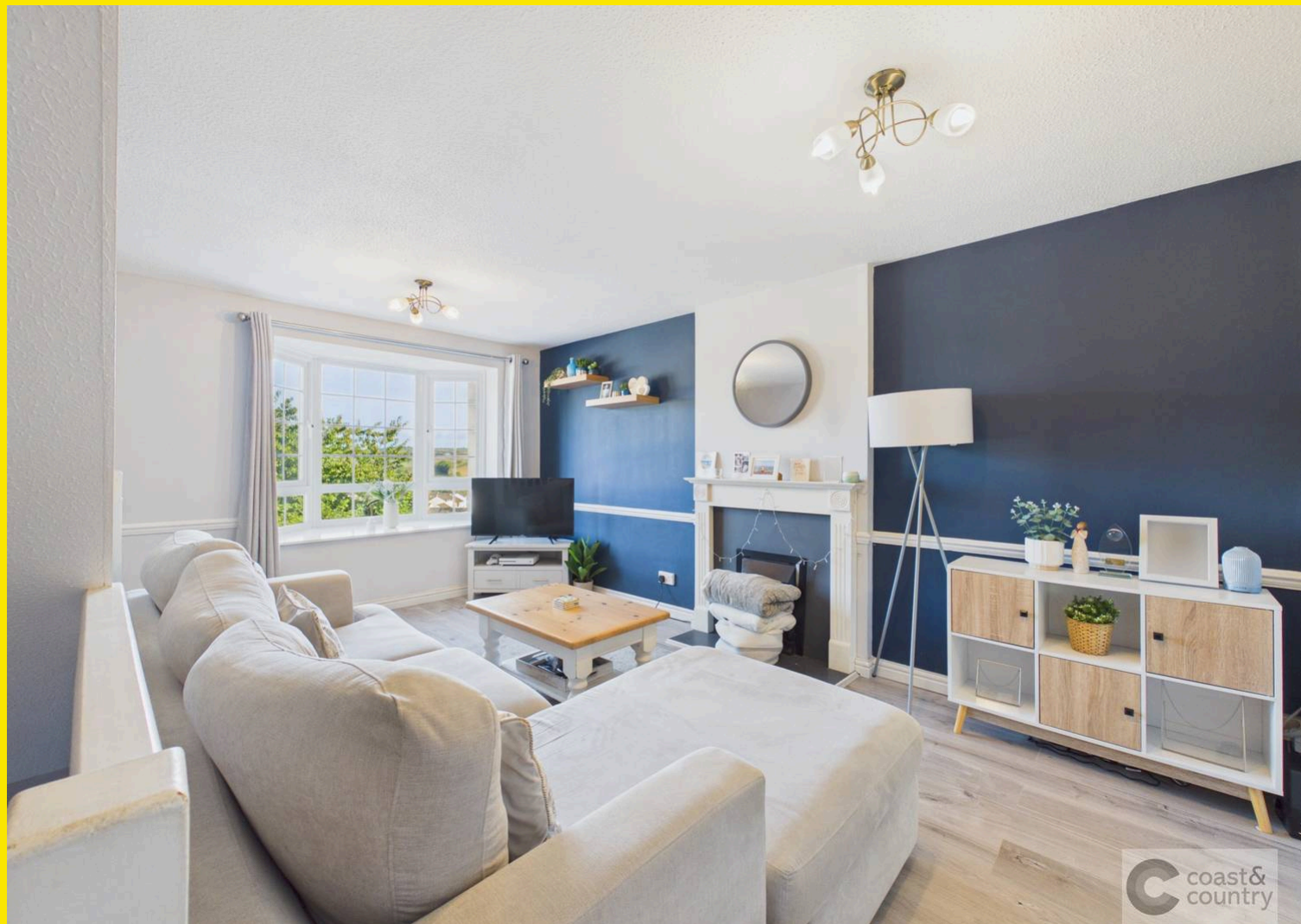




96 Exe Hill, Torquay

£245,000 Freehold

Virtual Walk-Through Available • Semi-Detached Town House • 2 Double Bedrooms • Lounge • Kitchen / Diner
 • Panoramic lounge and garden views spanning Torbay, Kingskerswell, and Dartmoor • Enclosed Rear Garden •
 Garage & Parking • Ideal First Time Buy or Investment • Viewing Highly Recommended





This very well presented two-bedroom semi-detached townhouse offers bright, modern living in a highly desirable residential area, making it an ideal choice for first time buyers or investors. The property is thoughtfully designed and finished to a high standard throughout, and with double glazing and gas central heating, this home ensures comfort and energy efficiency year-round. A virtual walk-through is available for your convenience, and viewing is highly recommended to fully appreciate the quality and appeal of this inviting home.

Situated in a highly desirable and elevated residential area within the popular Shiphay suburb of Torquay, this property is perfectly placed for modern family living and effortless commuting.

Accommodation

The internal living space opens via a double-glazed front door into an inviting entrance hallway with a central heating radiator and stairs rising to the first floor into a generous sitting room styled with attractive wood-effect flooring, dual radiators, and a feature electric fireplace, all illuminated by a large front-facing double-glazed window. To the rear, the spacious open-plan kitchen diner features practical vinyl tile-effect flooring and a matching range of wall, base, and drawer units with roll-edge work surfaces. It comes complete with a stainless-steel sink, a flexible hose monoblock mixer tap, a full gas hob with an oven below, and an extractor hood, alongside ample space for a family dining table and a freestanding fridge freezer. A concealed wall-mounted boiler controls the central heating system, and a double-glazed door offers direct access to the rear garden.

Moving upstairs, the landing features inset spotlights, laminate flooring, a side window, and loft access. Bedroom one is a spacious double room complete with built-in over-stairs storage and ample space for wardrobes and a dressing table, boasting elevated double-glazed windows that frame views of the surrounding area and rolling countryside. Bedroom two is a further comfortable double room overlooking the rear garden, while the contemporary family bathroom is equipped with a low-level WC, a panelled bath with a glass screen and mains shower, a heated towel rail, and a wash hand basin set into a vanity unit.

Outside

The rear garden has been thoughtfully landscaped into a private, multi-tiered outdoor retreat enclosed by panel fencing. It offers versatile spaces for relaxing and entertaining, including terraced seating areas, a neat lawn, and a smart decking area. Steps lead up to a further raised sun deck that serves as an ideal vantage point to enjoy the far-reaching countryside views. Designed for convenience, the outdoor space is well-equipped with external lighting, a practical outside tap, external power points, a dedicated plant bed, and a secure side gate providing a pedestrian link to the front of the home.

Parking

To the front of the property, a private driveway provides convenient off-road parking alongside a neat gravel bed and a paved pathway leading directly to the front entrance. Side steps lead around the property for easy access to the rear garden. The home further benefits from an integral garage fitted with a traditional up-and-over door, power, and lighting, offering excellent vehicle parking or additional storage. The garage also neatly houses the wall-mounted gas and electric meters alongside the modern electrical consumer unit.

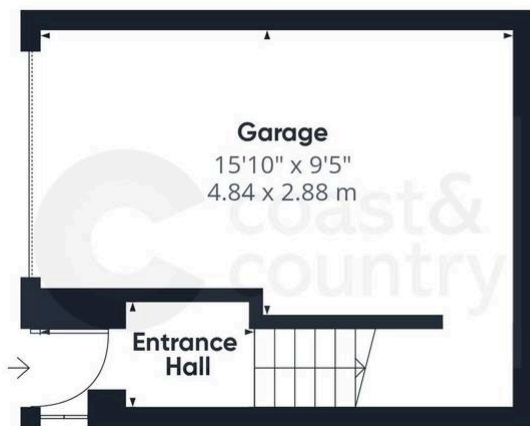
Agent's notes

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

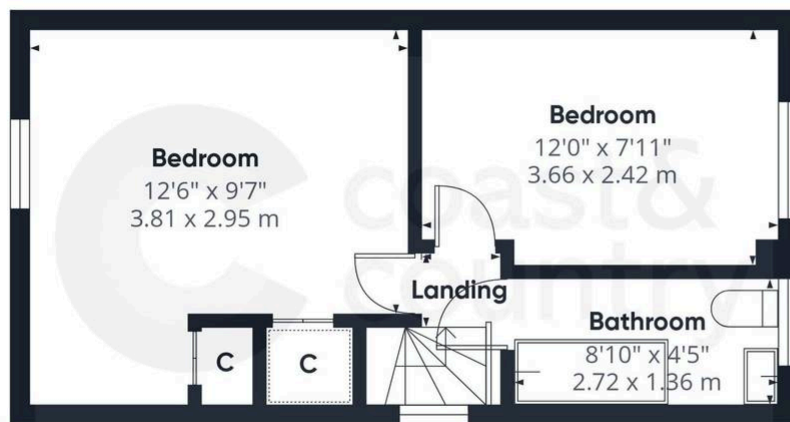
EPC Energy Efficiency Rating: D



Ground Floor



Floor 1



Floor 3

Approximate total area

780 ft²
72.5 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.