



**Tor Hill Road, Torquay**  
Torquay



Offers in the Region of  
**£250,000**

This spacious Victorian period home dates back to 1878. The property itself is conveniently situated within walking distance of Torquay town centre, public transport and seafront promenade, with its array of shops, restaurants and theatre. The deceptively spacious accommodation is arranged over three floors and comprises 2 reception rooms, kitchen and utility room to the ground floor. A family bathroom and shower room/WC are located on the mezzanine level, with three bedrooms to the first floor and two further double bedrooms to the second floor. Outside, there is a large courtyard style garden to the rear, with access to a useful storage room with WC, and a larger than average garage. Viewing of this excellent home is highly recommended to fully appreciate the accommodation it offers.

As you enter into the spacious porch and hallway, the first room is the lovely spacious lounge with walk-in bay window, UPVC double glazing and outlook to front, original decorative leaded obscure glazed window through to Dining Room. Feature fireplace with decorative surround and fitted living flame gas fire. The dining room is another spacious room with obscure glazed double doors with window over opening to Utility Room. The kitchen has UPVC double glazed window to side aspect, and a range of fitments comprising wall, base and drawer units, Inset 1½ bowl sink unit with mixer tap, plumbing for washing machine, space for fridge freezer and tumble dryer, as well as an inset range style duel fuel cooker. Multi-glazed door opens to the utility room with glazed window which overlooks the rear, base and drawer units with cupboard to one wall, with glazed door with window over leading out to rear courtyard garden.

Upstairs to the mezzanine landing is a useful built-in storage cupboard and doors to Shower Room and Bathroom. The shower room comprises of a shower cubicle with electric shower unit, low level WC and pedestal wash basin. And the bathroom contains a panelled bath with mixer tap and shower attachment, low level WC, wash basin set in vanity unit with cupboard under and lastly a built-in cupboard with shelving. To the first floor is a built-in airing cupboard and doors the principle rooms. Bedrooms 1 is a very spacious double bedroom with walk-in bay window, UPVC double glazing with outlook to front. Bedroom 2 is another spacious double bedroom with UPVC double glazed window with outlook to rear. Lastly bedroom 5 is a good sized single room with UPVC double glazed window to front.

On the second floor, bedroom 3 is a double bedroom with UPVC double glazed window with outlook to rear, sloped ceiling to one side and fitted wardrobe and drawer unit. Finally, bedroom 4 is a double bedroom with two UPVC double glazed windows to the rear.

Outside to the front of the property, steps lead up to main entrance with canopy over. There is a small raised garden area with mature flowers, shrubs and feature camellia, with stone walling to boundaries. To the rear of the property there is a courtyard style garden with outside tap, light and access to brick built storage area which also has a useful WC. There is also a further patio area laid to loose stone with path and steps down to Garage.







### STAR POINTS

- Spacious Perios Family Home
- NO ONWARD CHAIN
- Close to Torquay Town Centre
- 2 Reception Rooms
- Kitchen & Utility Rooms
- 5 Bedrooms (4 Doubles)
- Bathroom & Shower Room & Outside WC
- Courtyard Style Rear Garden
- Outside Storage & Garage
- Plenty of Storage

### ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - D

For prices & more information about Council Tax go to:

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

Local Authority - Torbay Council

EPC – D

There is a water meter at the property.

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

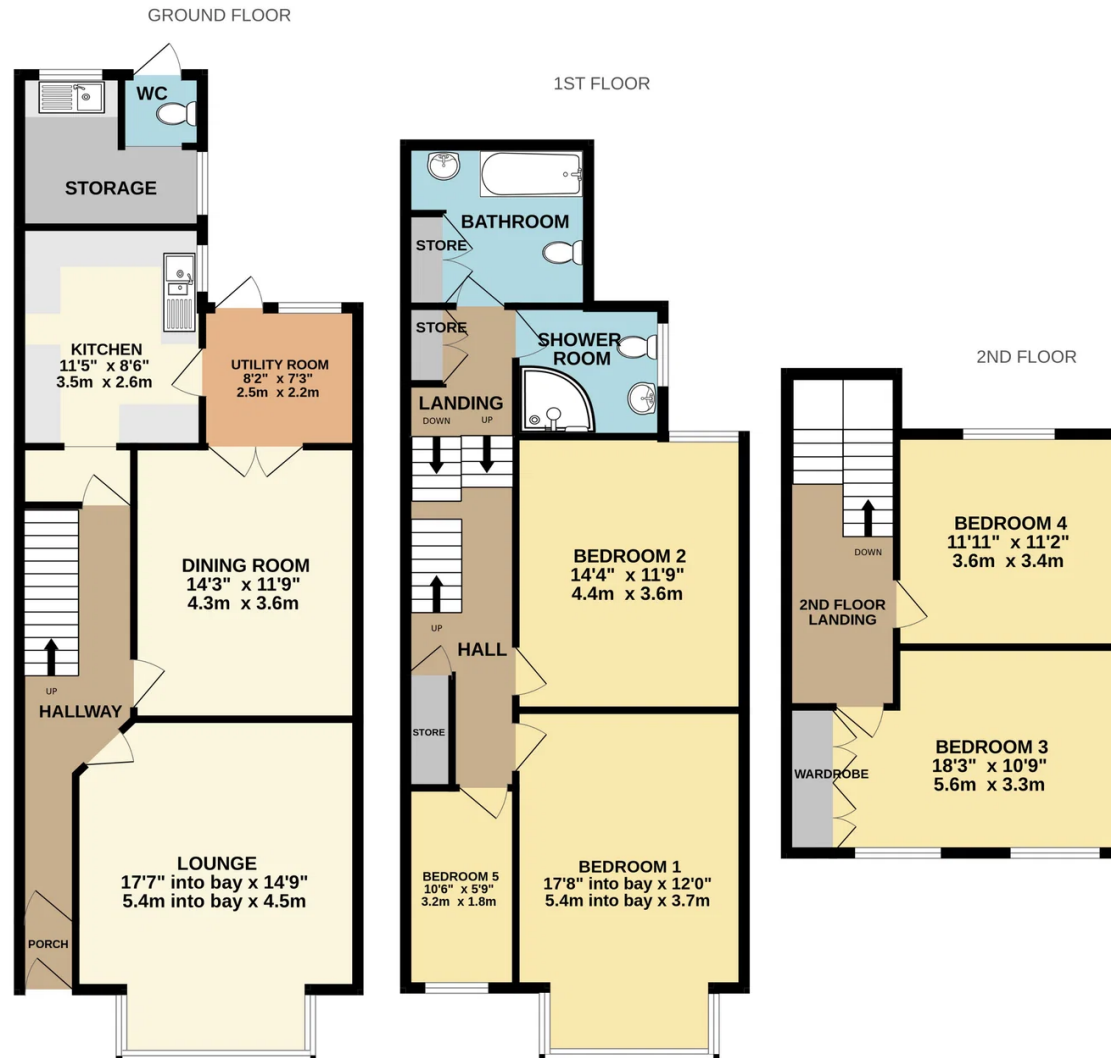
For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

### DIRECTIONS

What 3 Words: relax.goat.youth

Sat-Nav: TQ2 5RN





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