



**Leys Road, Torquay**  
Torquay



Offers in the Region of  
**£180,000**

Located on Leys Road in Torquay, this terraced house, in need of refurbishment, is perfect for a family looking to put their own stamp on a property. The property has double glazing and is conveniently placed for access to local schools, public transport, and the picturesque Cockington Village is only a short walk away. Situated in a popular residential area, with extensive views over the surrounding area, this property is ideal for families looking for a project to make their own. With scope for modernisation and updating, this terraced house offers the opportunity to create a beautiful and comfortable home in a sought-after location. Don't miss your chance to view.

The welcoming entrance hallway leads to the living room, which features a bay window overlooking the front aspect, creating a bright and airy space. The dining room, located at the rear of the property, offers views of the garden and is perfect for family meals or entertaining guests. The kitchen is equipped with base and drawer units, providing plenty of storage space, an under stairs cupboard for additional storage, there is also space for a freestanding cooker. A timber stable door from the kitchen leads out to the conservatory that does need some work. In this room there is a worksurface and plumbing for a washing machine, a useful cloakroom w/c and storage cupboard. A door from here leads to the garden.

On the first floor, the landing provides access to the loft space and leads to the three bedrooms. The principal bedroom boasts a bay window overlooking the front aspect, while bedroom two's window overlooks the garden. Both of which are good sized double rooms. The third bedroom is a single room overlooking the front of the property. The bathroom is equipped with low level wc, wash hand basin, panelled bath and an airing cupboard. A window to the rear of the property allows for natural light to flood the room.

The property also benefits from a level rear garden offering outdoor space for relaxation or play. The rear garden features a lawn and storage shed, perfect for enjoying the outdoors during the warmer months with a gate to the rear service lane. To the front you have off road parking for one small car.





### STAR POINTS

- Terraced Family Home
- NO ONWARD CHAIN
- Close to Schools
- Parking for a Small Car
- Close to Sea Front
- Conservatory
- Downstairs Toilet
- Close to Shops
- Level Garden
- 3 Bedrooms

### ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Local Authority - Torbay Council

EPC - D

There is a water meter at the property.

For prices & more information about Council Tax go to the local authorities website.

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

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.

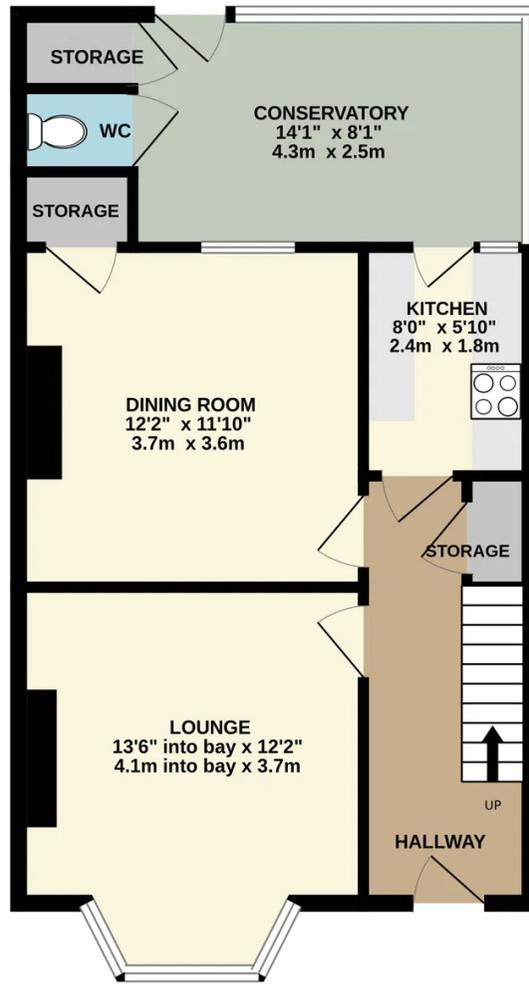
### DIRECTIONS

What 3 Words: buyers.expanded.orbited

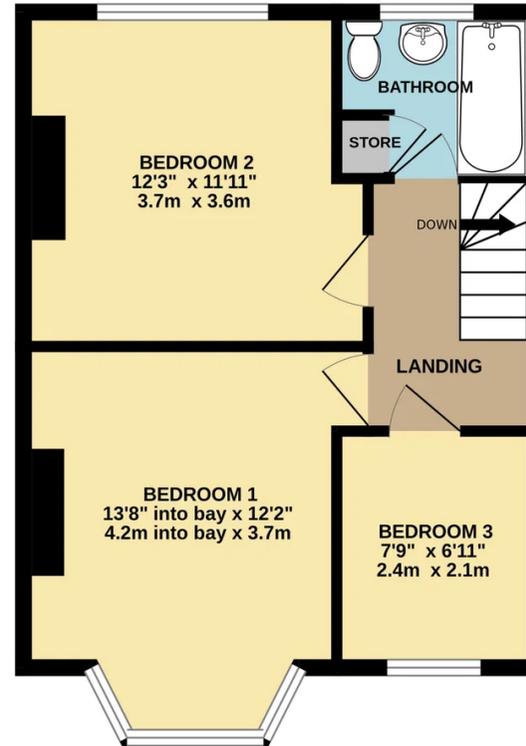
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GROUND FLOOR



1ST FLOOR



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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Estate Agents