



Guide Price £230,000 - £240,000

Shirburn Road,  
Torquay, TQ1 3JL

A beautifully presented modern open-plan three-bedroom property situated in a residential area of Torquay, with easy access to local amenities including shops, supermarkets, schools and transport links, with St. Marychurch and Babbacombe close by. The standout feature of this property is the spacious open-plan living, dining and kitchen area. The property comprises three bedrooms, a bathroom, and a large open-plan kitchen/lounge/diner. There are front and back gardens, with potential for off-road parking at the front.



Door into porch.

Door into hallway.

**OPEN PLAN LOUNGE / DINER / KITCHEN** A beautifully presented open plan lounge/diner. The front lounge has a traditional bay window facing the front of the property, a feature fireplace with inset wood-burning stove. The dining area comes off the lounge, with plenty of space for a 6/8-seater dining table, window to bank and radiator. A spacious modern fitted kitchen in light grey with drawers and cupboards under and over surfaces, built-in oven and hob, space for washing machine and fridge/freezer, window to back.

**BATHROOM** Beautifully presented with panelled bath, hand wash basin with vanity surround, low-level WC, window to front.

**BEDROOM 1** A generous double bedroom, window to front, radiator.

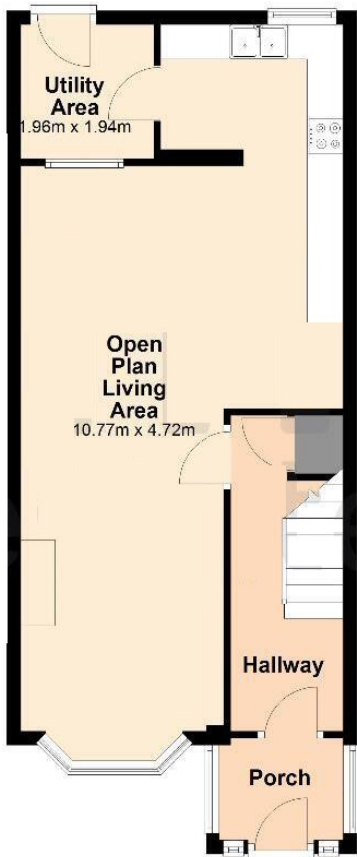
**BEDROOM 2** Another good-sized double, window to back, radiator.

**BEDROOM 3** A single bedroom with window to front, radiator.

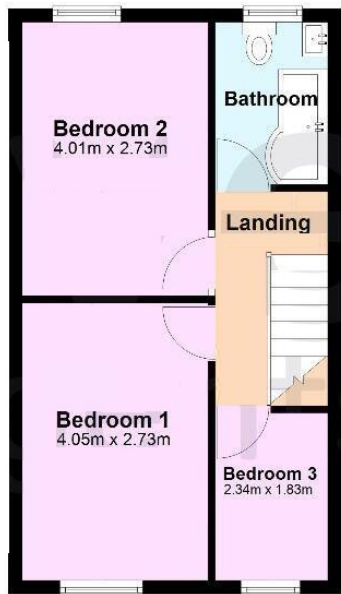
**OUTSIDE** Enclosed sunny back garden. At the front is a low-maintenance garden with potential for off-road parking.



Ground Floor



First Floor



Address 'Shirburn Road, Torquay, TQ1 3JL'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '70 | C'

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