



27 Stanbury Road, Torquay – TQ2 7LL
£300,000





27 Stanbury Road

Torquay

Spacious four-bedroom 2 bathroom semi-detached home in the sought after Shiphay area with flexible layout, driveway parking, and good sized garden...

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Sought after position in Shiphay, close to highly regarded local schools and amenities
- Block paved driveway
- Good sized private garden with level lawn and patio, accessed via raised decked terrace
- Generous sized open plan lounge and kitchen/diner
- Downstairs double bedroom
- Two bathrooms and additional downstairs WC/utility room
- Owned solar panels
- Three upstairs bedrooms, all benefitting from integrated wardrobes and storage
- Easy access to Torbay hospital, The Willows and Wren Retail Park
- Gas central heated and double glazed throughout

27 Stanbury Road

Torquay

Stanbury Road is well placed to enjoy the everyday convenience of Shiphay, with education, local shopping and healthcare facilities within the surrounding area. Its position also provides a useful base for travelling across Torbay and towards Newton Abbot and Exeter. For families with younger children, nearby schools include Shiphay Learning Academy on Exe Hill, which incorporates The Orchard Nursery, and Sherwell Valley Primary School on Hawkins Avenue. These provide nursery and primary education within the local area, making schooling an important consideration for buyers looking to establish a family home here. Secondary education includes Torquay Boys' Grammar School on Shiphay Manor Drive and Torquay Girls' Grammar School on Shiphay Lane. The proximity of both schools adds to the appeal of this part of Torquay for families considering their longer term educational requirements. School places remain subject to the relevant admissions criteria and availability, including selective entry requirements

Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

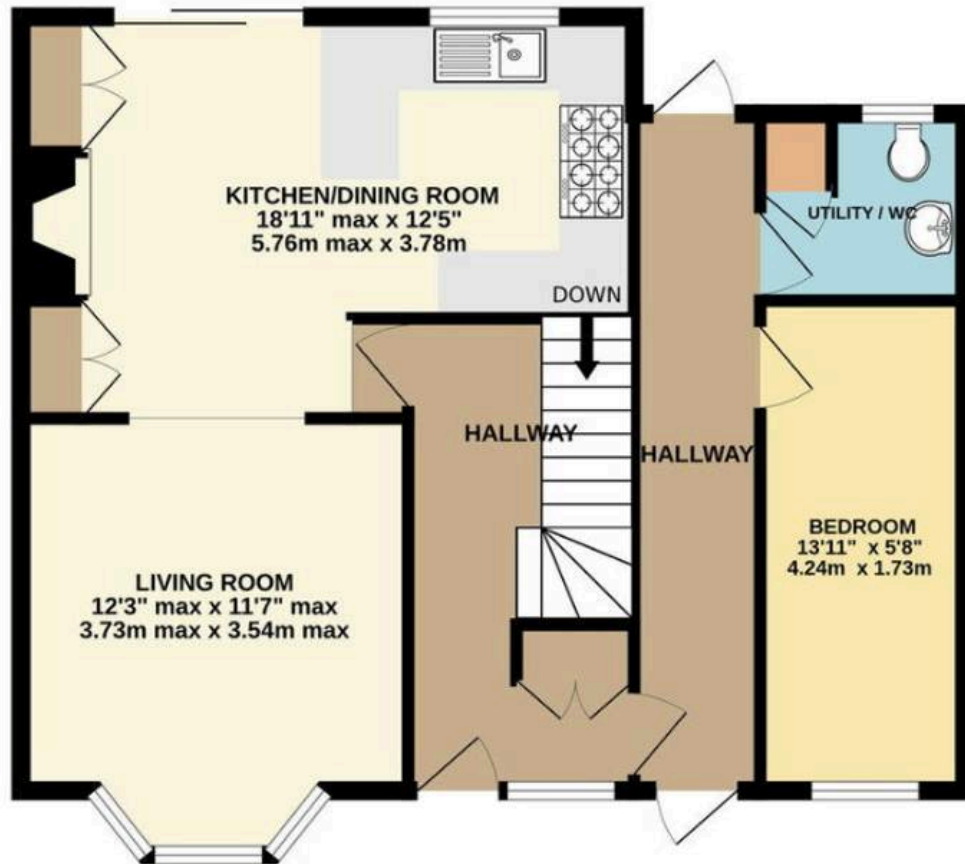
Stanbury's store. This combination of neighbourhood facilities and larger retailers makes it a convenient location for both daily errands and the Torbay Hospital at Lowes Bridge is an important local amenity. Its proximity to a practical location for hospital staff and buyers who value convenient access to the hospital, adding to the area's appeal beyond its



ABSOLUTE



GROUND FLOOR



1ST FLOOR

