



ABSOLUTE



83 Torridge Avenue

Torquay, Torquay

Guide Price £300,000 - £325,000

On approach, an entrance porch provides a practical area for coats and footwear, leading into a spacious reception hallway with useful downstairs storage and a cloakroom cupboard. The main lounge is an impressive space, approaching seven metres in length, and is ideal for both everyday family living and entertaining. It features a focal fireplace and double doors opening through to the dining area.

Directly off the lounge is a large additional room, currently used as a home study. This versatile space would suit a variety of uses, including a playroom, home gym, occasional bedroom or dedicated office.

The dining area flows naturally into a recently installed, high-quality kitchen, which has been finished to a modern standard. The kitchen offers extensive wooden worktop space, ample under-counter storage, space for an American-style fridge freezer, an integrated dishwasher, additional appliance space, and two upgraded skylights that flood the room with natural light. Underfloor heating enhances comfort, and direct access is provided to the rear garden, making the layout particularly well suited to entertaining.

The property benefits from gas central heating throughout and has a recently installed Worcester Bosch boiler, fitted within the last few years.



Upstairs, the first floor offers three well-proportioned double bedrooms arranged around a generous landing with multiple built-in storage cupboards. The main bedroom is bay-fronted and spacious, while the second bedroom enjoys a pleasant outlook and includes built-in storage. The modern family bathroom is fitted with a P-shaped bath with shower over, electric towel rail, built-in storage, wash hand basin and low-level WC.

The home has been further enhanced by an extension and loft conversion, creating a contemporary and well-balanced family layout. The second floor provides a further double bedroom with attractive valley views and a Velux window, alongside a modern shower room fitted with a cubicle shower, wash hand basin, low-level WC, storage and Velux window.

Rear Garden

Externally, the property benefits from driveway parking for two vehicles, an attached garage, and a wraparound rear garden. The garden has been designed with entertaining in mind and includes provision for a hot tub along with a raised pergola seating area, creating an attractive and usable outdoor space.

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage



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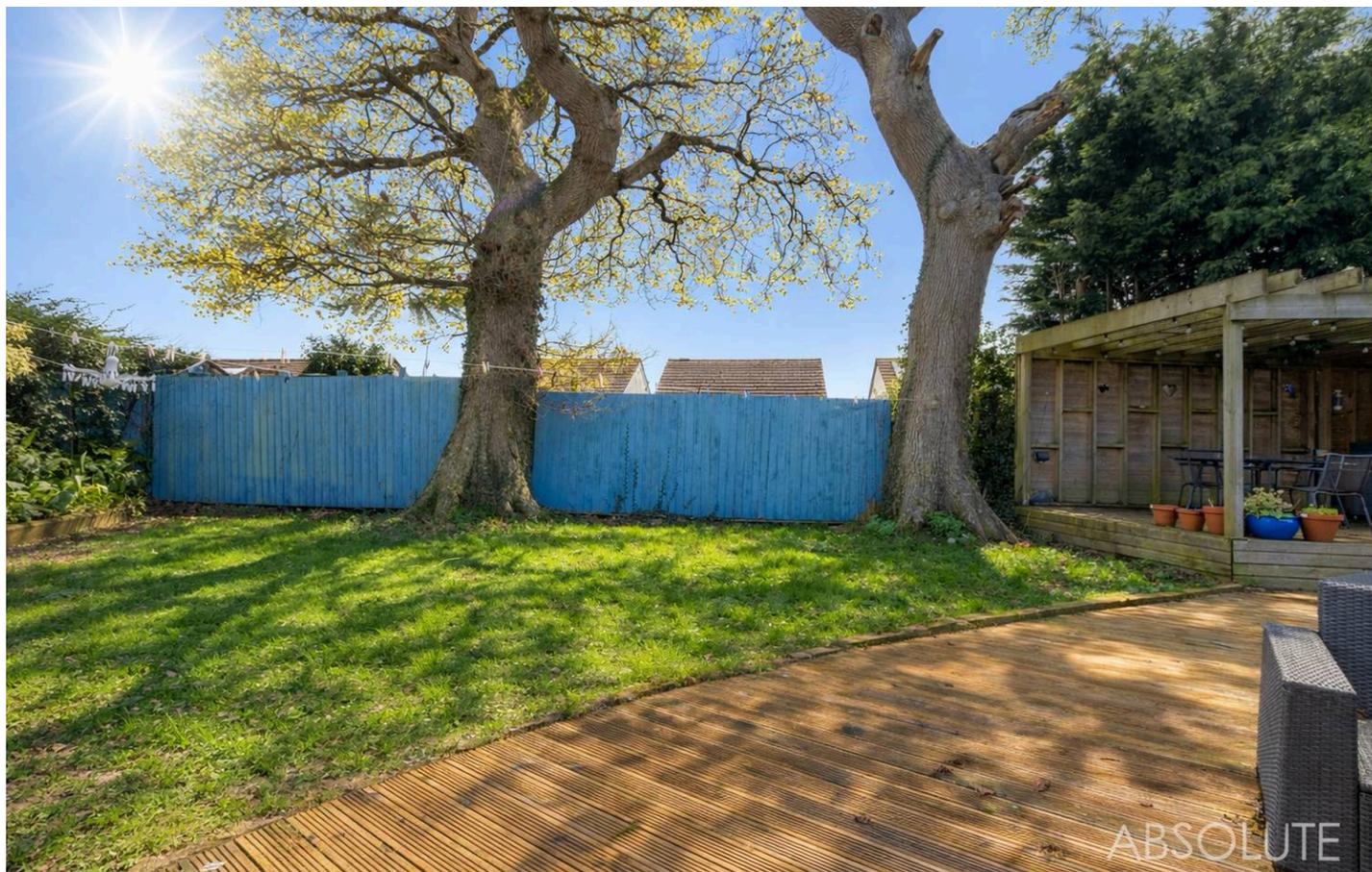
The property lies within easy walking distance of key everyday facilities. A range of shops, eateries and local services are close by, and regular bus routes provide easy connections across Torquay and beyond. Local residents often highlight the area's proximity to the hospital, schools, doctors' surgery and community conveniences as major benefits of living on Torridge Avenue and in the surrounding streets. Families particularly value this location for its educational opportunities. Primary schooling options include Shiphay Learning Academy, just a short stroll from the doorstep. Secondary education is also highly accessible, with the renowned Torquay Boys' Grammar School and nearby Torquay Girls' Grammar School both within comfortable walking distance – making the property especially appealing to those looking for strong local school options. For commuting and recreation, the area benefits from excellent connectivity. Torbay Hospital is less than a mile away, and nearby main roads and regular bus services make travel into central Torquay, Paignton or towards the South Devon Expressway straightforward. Torre and Torquay railway stations are also within easy reach, providing links across the region.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

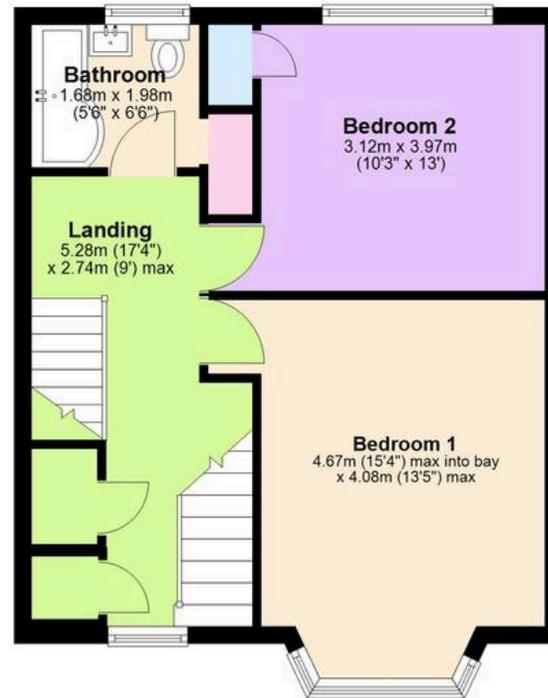




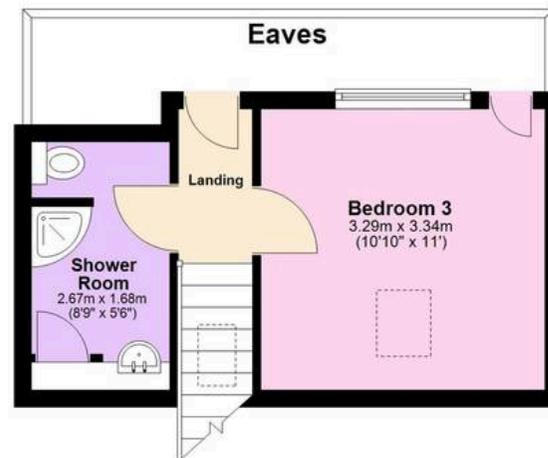
ABSOLUTE



Ground Floor
Approx. 82.4 sq. metres (886.8 sq. feet)



Second Floor
Approx. 19.4 sq. metres (208.5 sq. feet)



Total area: approx. 145.9 sq. metres (1570.3 sq. feet)





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