



**Connells**

Warren Road  
Torquay



### Property Description

A fantastic opportunity to acquire this spacious three-bedroom terraced home located on Warren Road in Torquay, offering huge potential for renovation and value enhancement.

The property features two generous reception rooms, providing flexible living and dining spaces ideal for modern family life or reconfiguration. The accommodation includes three bedrooms, a family bathroom, an additional shower room, and the convenience of a ground floor WC.

While the home is in need of refurbishment throughout, it benefits from an abundance of built in storage cupboards, making it highly practical and full of potential. To the rear, there is a private courtyard garden, offering low maintenance outdoor space with scope for improvement.

This is an ideal project for investors, developers, or buyers looking to create a bespoke home. With its generous layout and excellent potential, early viewing is highly recommended.



## Ground Floor

### Hallway

Doors leading to ground floor rooms, downstairs storage and stairs to first floor.

### Lounge

Window to front, chimney breast and fire surround.

### Dining Room

Window to rear, wooden floor, built in cupboards and fire place surround.

### Kitchen

Two windows to side, tiled floor, part tiled walls, wall and base units and space for appliances.

### W C

W.C and wash hand basin.

## First Floor

### Landing

Doors to first floor rooms and storage cupboard.

### Bedroom 1

Window to front, wooden floor, fireplace and surround.

### Bedroom 2

Window to rear, wooden floor, built in cupboards, fireplace and surround.

### Bedroom 3

Window to front and boiler.

## Bathroom

Window to side, bath, WC and wash hand basin.

## Shower Room

Window to side, shower, WC and wash hand basin.

## Outside

Rear courtyard garden.





Total floor area 105.3 m<sup>2</sup> (1,133 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/TQY314991](http://connells.co.uk/Property/TQY314991)**

Tenure: Freehold



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