



**Connells**

Avoca Avoca Avenue  
Torquay



### Property Description

Guide Price\*\*£375,000- £400,000\*\*Avoca is a spacious and versatile four-bedroom detached bungalow offering generous accommodation ideal for families, multi-generational living, or those seeking flexible space.

The property features a spacious entrance porch & hallway with stained glass door and side panels, four well-proportioned bedrooms, including a bedroom with the benefit of its own en-suite shower room. At the heart of the home is a well-appointed main kitchen, complemented by a second kitchen which provides excellent additional practicality and potential for independent living arrangements.

Avoca offers superb living and entertaining space, with a bright and welcoming main living room, a separate second living room providing additional relaxation space, and a dedicated dining room perfect for family meals and social gatherings.

The property is further enhanced by a spacious four-piece family bathroom, comprising bath, separate shower, wash basin and WC, in addition to a separate cloakroom WC for added convenience.

Externally, the property enjoys attractive front and rear gardens, offering pleasant outdoor space for relaxation, gardening, or entertaining. A private driveway provides ample off-road parking and leads to a garage, adding valuable storage or secure parking.

Avoca presents a rare opportunity to acquire a substantial and flexible bungalow in a desirable Torquay location, offering comfortable living with excellent potential to suit a variety of needs.



## Ground Floor

### Entrance Hallway

Entrance porch & large hallway with stained glass door and side panels.

### Lounge

A generous main living room featuring double Patio doors plus two side windows, allowing for plenty of natural light and creating a comfortable space for relaxing and entertaining.

### Living Room

A versatile second reception room which can be used as an additional lounge, family room, or hobby space with double patio doors plus three other windows.

### Kitchen 1

A well-appointed kitchen fitted with a range of wall and base units, work surfaces, and space for appliances, providing a practical and functional cooking area.

### Kitchen 2

A second kitchen offering excellent flexibility, ideal for extended family living, guest accommodation, or additional catering space.

### Diner

A separate dining room providing the perfect setting for family meals and social occasions, with ample space for a large dining table and chairs.

### Bedroom 2

Another well-proportioned bedroom, ideal for guests, family members, or use as a home office.

### Bedroom 1

A large bedroom with door leading to separate WC and the main bathroom.

### Bathroom

A four-piece suite comprising a bath, separate shower, wash hand basin, and WC, finished to provide both comfort and practicality.

### Wc

Conveniently located and fitted with a WC.

### First Floor

### Landing

Landing with an airing cupboard.

### Bedroom 3

A spacious double bedroom, wash hand basin with the benefit of its own en-suite.

### Ensuite

Fitted with a shower, wash hand basin, and WC, providing convenience and privacy to the 3rd bedroom.

### Bedroom 4

A further good-sized double bedroom, wash hand basin with space for freestanding furniture.

### Garage

Providing secure parking or useful additional storage space.

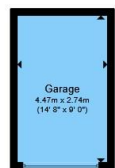




**Ground Floor**



**First Floor**



**Garage**

Total floor area 228.1 m<sup>2</sup> (2,455 sq.ft.) approx

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EPC Rating: D Council Tax Band: E

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Tenure: Freehold



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