

SIMPLY GREEN

Lichfield Avenue, Watcombe, Torquay, TQ2 8AJ

Torquay -



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

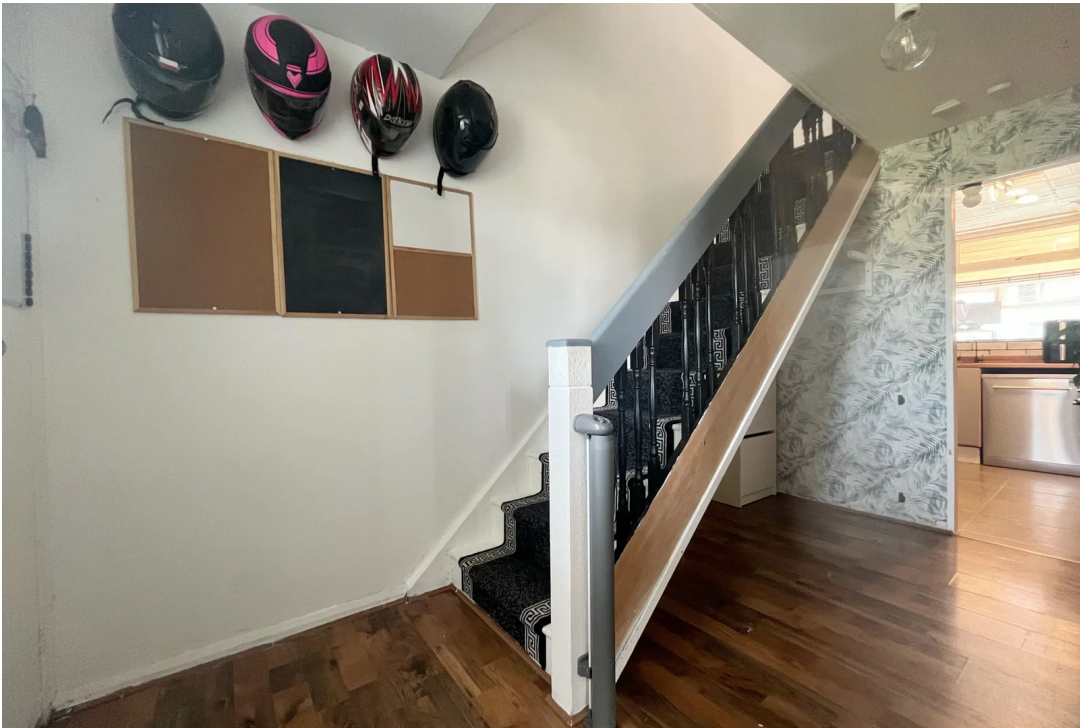
- End of Terrace Home
- Front and Back Gardens
- Useful Under Stair Storage
- Enclosed Rear Garden Space
- Three Well Proportioned Bedrooms
- Bright Sun Room
- Modern Family Bathroom
- External Outbuilding

**Property Type:** End of Terrace House

**Council Tax Band:** B

### Summary

A well-presented three-bedroom home offering generous living accommodation, separate reception spaces and excellent outdoor areas. The property features a spacious lounge, separate dining room, fitted kitchen and a versatile sun room/conservatory overlooking the rear garden. Upstairs offers three well-proportioned bedrooms and a modern family bathroom. Benefiting from both front and rear gardens, this home is ideal for families, first-time buyers or those seeking flexible living space.







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Entered via a private pathway and front garden, this spacious three-bedroom home offers well-balanced accommodation throughout and excellent versatility for modern living.

Upon entering the property, you are welcomed by a generous hallway with useful under-stairs storage. To the front of the property is a spacious lounge providing a comfortable main reception space, while to the rear there is a separate dining room ideal for entertaining and family meals. The fitted kitchen is positioned adjacent to the dining area, creating a practical layout for day-to-day living.

Leading from the dining room is a bright sun room/conservatory, offering flexible additional space perfectly suited for use as a home office or hobby room. From here, doors open onto the enclosed rear garden which is mainly laid to lawn and also benefits from an outbuilding providing useful external storage.

To the first floor are three well-proportioned bedrooms together with a modern family bathroom fitted with contemporary fixtures and fittings.

### Externally

The property boasts enclosed gardens to both the front and rear, offering a safe and manageable outdoor space.

### Services

- Mains Electricity
- Mains Gas
- Mains Water
- Mains Drainage

### Local Authority

Torbay District Council

### Viewings

To view this property, please call us and we will arrange a time that best suits you.



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TQ12 2ET