



**Connells**

Rockyway Cottage Kents Lane  
Torquay



### Property Description

Rockyway Cottage, Kents Lane, Torquay – Beautifully Renovated 3 Bedroom Semi-Detached Home

Located in the desirable area of Kents Lane, Rockyway Cottage is a charming and stylishly renovated three-bedroom semi-detached cottage, offering a superb blend of character and modern living.

Finished to a high standard throughout, the property provides spacious and versatile accommodation. The ground floor features two well-proportioned reception rooms, ideal for both relaxing and entertaining, along with a large, contemporary kitchen offering ample storage and workspace, perfect for modern family life. A convenient downstairs WC further enhances the practicality of the home.

Upstairs, the property comprises three bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a large, well-appointed family bathroom, finished in a clean and modern style.

Externally, the property benefits from a low-maintenance outside space, providing a pleasant area to enjoy the outdoors without extensive upkeep.

Situated within easy reach of local amenities, schools and transport links, this beautifully presented cottage offers an ideal opportunity for families, first-time buyers or those seeking a ready-to-move-into home in Torquay.



## Entrance Hall

Welcoming entrance with access to the main living areas and stairs leading to the first floor.

## Living Room

Comfortable and well-proportioned reception room, ideal for relaxing, finished in a modern style.

## Dining Room

Versatile second reception room, perfect for use as a dining room, family room or additional living space.

## Kitchen

Spacious and contemporary kitchen fitted with a range of modern units, ample work surfaces, and space for appliances.

## Downstairs Wc

Convenient cloakroom comprising WC and wash hand basin.

## Bedroom One

Generous double bedroom benefiting from a private en-suite shower room.

## Ensuite

Modern shower room with shower, wash hand basin, and WC.

## Bedroom Two

Good-sized double bedroom with space for wardrobes and furnishings.

## Bedroom Three

Well-proportioned third bedroom, ideal as a guest room, nursery, or home office.

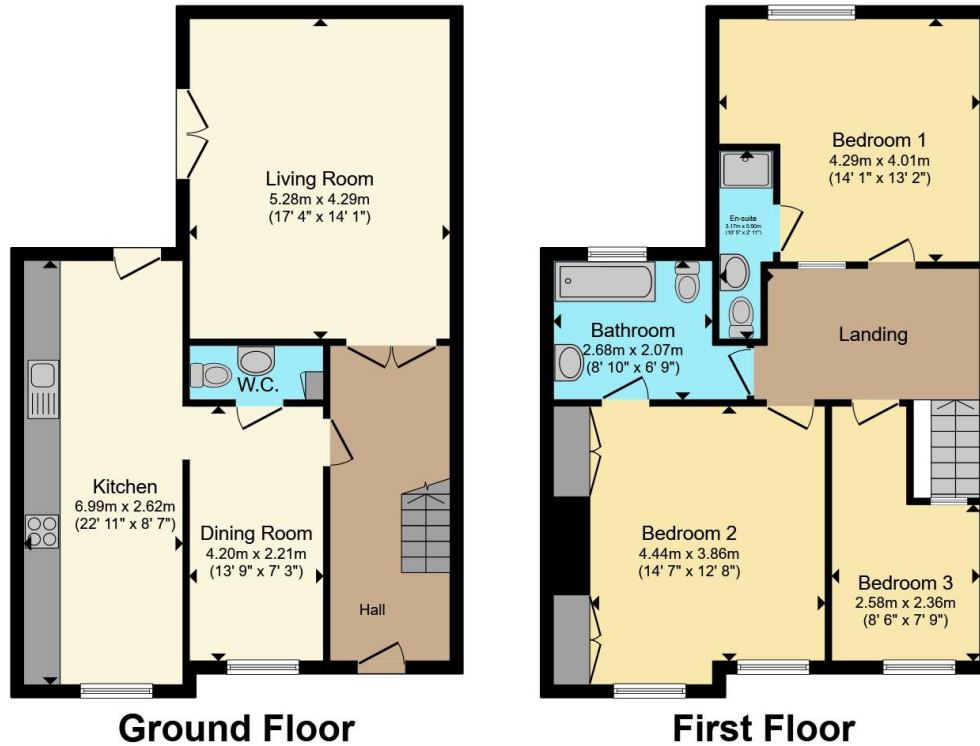
## Bathroom

Large, modern bathroom fitted with bath, wash hand basin, and WC.

## Outside

The property benefits from a low-maintenance outdoor space, providing a pleasant area to relax or entertain.





Total floor area 128.7 m<sup>2</sup> (1,385 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)



To view this property please contact Connells on

**T 01803 213 641**  
**E [torquay@connells.co.uk](mailto:torquay@connells.co.uk)**

115 Union Street  
 TORQUAY TQ1 3DW

EPC Rating: E Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/TQY315209](http://connells.co.uk/Property/TQY315209)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TQY315209 - 0002