



Shallows Orchard, Church Road, St. Marychurch – TQ1 4Q'

Offers Over £450,000





Shallows Orchard, Church Road

St. Marychurch, Torquay

Substantial detached 3-bed dormer bungalow of approx. 1,697 sq ft, with parking for around six cars, upgraded accommodation and a superb position close to St Marychurch precinct
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Substantial detached three-bedroom dormer bungalow
- Approximately 1,697 sq ft of accommodation
- Exceptional off-road parking for approximately six vehicles
- Prime position close to St Marychurch precinct and parish church
- Two large double bedrooms on the ground floor
- Generous first-floor principal bedroom with dressing room and shower room
- Spacious lounge/dining room with feature fireplace
- Bright garden-facing conservatory/sun room
- Upgraded kitchen/breakfast room and separate utility room
- Private lower-level garden with extensive under-house and garden storage



Shallows Orchard, Church Road

St. Marychurch, Torquay

Shallows Orchard occupies an excellent position in the established St Marychurch area of Torquay, with the convenience of the village centre forming a major part of the lifestyle on offer. Fore Street and the pedestrianised precinct provide a strong range of everyday amenities, including independent retailers, cafés and food outlets together with convenience supermarkets, professional services and St Marychurch Post Office. This allows many everyday requirements to be reached on foot rather than requiring a journey into Torquay town centre. The wider St Marychurch and Babbacombe area is particularly well regarded for access to the coast. Babbacombe Downs sits approximately 300 feet above sea level and provides extensive views across Babbacombe Bay and Lyme Bay, with landscaped open spaces and walking routes leading towards Babbacombe and Oddicombe.

Absolute Sales & Lettings

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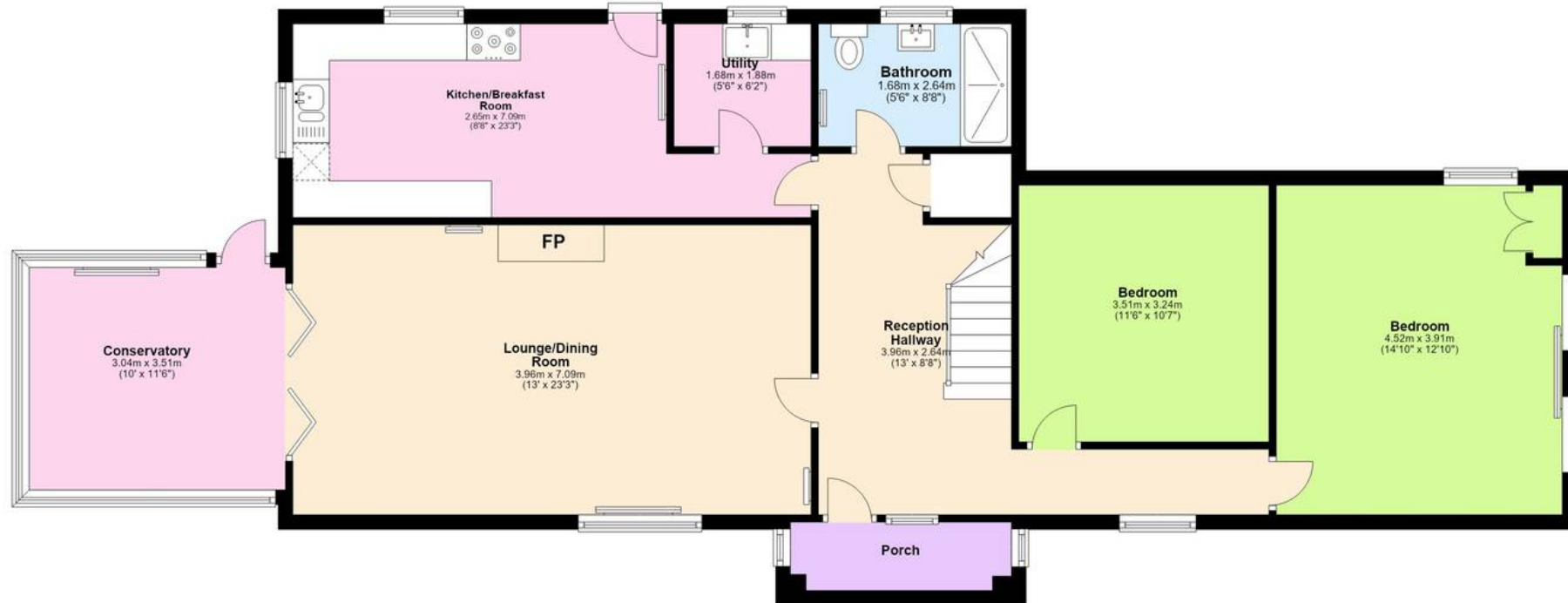
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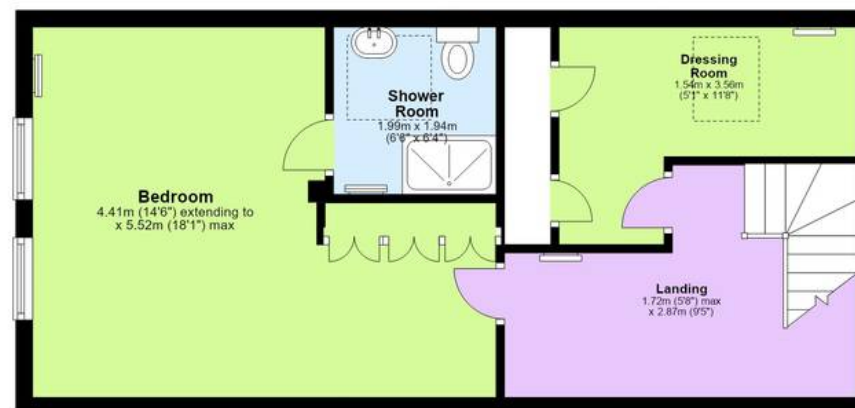
Ground Floor

Approx. 114.3 sq. metres (1230.6 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 157.7 sq. metres (1697.1 sq. feet)

Approx
Plan produced using PlanUp.

