

CHRISTOPHER SCALES

POWERED BY  
**exp** UK



**Main Avenue, Torquay**

**Bedrooms: 4 | Bathrooms: 2**

**£238,000**

Boasting far-reaching sea views and a beautifully maintained south facing garden, this well-presented four bedroom home offers a fantastic opportunity for those seeking a property with both comfort and character. To arrange a viewing, please quote **CS1097** when calling.

Once inside, the reception hall features convenient fitted storage with coat hooks, shelving and under stairs storage. The ground floor living accommodation flows well into a bay windowed sitting room, a spacious dining room and a generously proportioned L shaped kitchen with sea views. The kitchen is fitted with a comprehensive range of units and a door to the rear.

The first floor landing leads to three bedrooms and a family bathroom. Bedroom two benefits from a UPVC double glazed bay window to the front, while bedroom three offers sea views across the bay towards Paignton and Brixham. The main bedroom is situated on the second floor and offers far reaching sea views, fitted wardrobes and an ensuite shower room/WC. The property is further complemented throughout with UPVC double glazed windows and doors.

The front of the property offers a well-stocked garden enclosed by a low-level block wall with an iron gate and steps to the front door. The established south-facing rear garden, adjacent to a service lane, is beautifully kept and designed for easy maintenance with stone chippings and decking. Enjoy far-reaching sea views across the bay towards Paignton and Brixham. Steps from the decking lead to an additional garden area, ideal for further planting or a vegetable plot. There is also potential to create parking at the rear of the property by using some of the garden space.

**THE ACCOMMODATION COMPRISES**, Composite door with obscure glazed insets to:

**RECEPTION HALL - 1.63m x 5.36m (5'4" x 17'7")**. Pendant light point, smoke detector, radiator with thermostat control, stairs with handrail to first floor, fitted storage with coat hooks and shelving, under stairs storage cupboard, doors to:

**DINING ROOM - 3.23m x 4.09m (10'7" x 13'5")**. Coved ceiling with pendant light point, radiator with thermostat control, door to kitchen, archway to:

**SITTING ROOM - 3.33m x 3.63m (10'11" x 11'11" Plus Bay)**. Coved ceiling with pendant light point, UPVC double glazed bay window to front aspect, radiator with thermostat control.

**KITCHEN - 4.8m x 4.42m (15'9" x 14'6" Maximum measurements)**. Coved ceiling with inset spotlights, radiator with thermostat control, UPVC double glazed window to rear aspect with far reaching sea views. L shaped room with a comprehensive range of base and drawer unit units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer up over, inset four ring gas hob with extractor over, tiled surrounds, built in eye-level double electric oven, space and plumbing for washing machine, space for under work top appliance, integral fridge and freezer, wine rack, tiled flooring, door to reception hall.





**FIRST FLOOR LANDING - 1.73m x 3.28m (5'8" x 10'9").** Pendant light points, smoke detector, stairs with handrail to second floor. Doors to:

**BEDROOM TWO - 3.58m x 3.15m (11'9" x 10'4" Plus bay).** Pendant light point, UPVC double glazed bay window to front aspect, radiator with thermostat control.

**BEDROOM THREE - 3.23m x 4.11m (10'7" x 13'6" Maximum measurements).** Pendant light point and directional spotlights, UPVC double glazed window to rear aspect with far reaching sea views, radiator with thermostat control, fitted double wardrobe.

**BEDROOM FOUR - 2.34m x 2.13m (7'8" x 7'0").** Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.

**BATHROOM/WC - 1.7m x 2.29m (5'7" x 7'6").** Coved ceiling within inset spotlights, UPVC obscure glazed window. Comprising bath with mains fed shower over and glazed screen, wash hand basin, WC, heated towel rail, tiled walls, tiled floor. Cupboard with slatted shelving.

**SECOND FLOOR LANDING** Pendant light point, smoke detector, door to:

**BEDROOM ONE - 3.28m x 5.05m (10'9" x 16'7" Maximum measurements).** Pendant light point and Velux windows with far reaching views across the area including sea views towards Paignton and Brixham, radiator with thermostat control, access to under eaves storage, built-in wardrobes to recess, door to:

**ENSUITE SHOWER ROOM/WC - 1.78m x 2.01m (5'10" x 6'7").** Inset spotlights and Velux window, tiled shower cubicle with electric shower and bifold door, vanity unit with inset wash hand basin, WC, heated towel rail.

## OUTSIDE

**FRONT** - At the front of the property is a well stocked garden enclosed by low-level block wall with iron gate and steps leading to the front door.

**REAR** - To the rear of the property and adjacent to a service lane is a beautifully kept enclosed and level garden, laid to stone chippings and decking for ease of maintenance, and enclosed by low-level block wall and timber fence, with far reaching sea views across the bay towards Paignton and Brixham. From the decking steps lead to a further section of garden which offers an additional garden space ideal for planting/vegetable plot etc.

## USEFUL INFORMATION

Tenure – Freehold

Age - 1930's

Heating - Gas central heating

Drainage - Mains

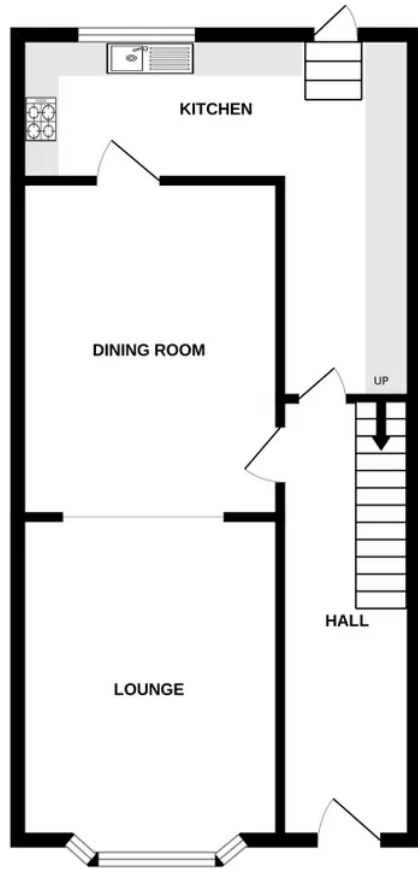
Windows - Double glazed

Council Tax - Tax band B

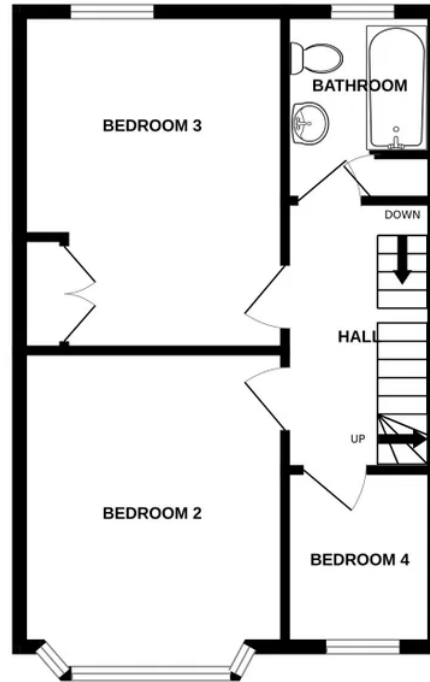
EPC Rating - C/69 potential - C/79



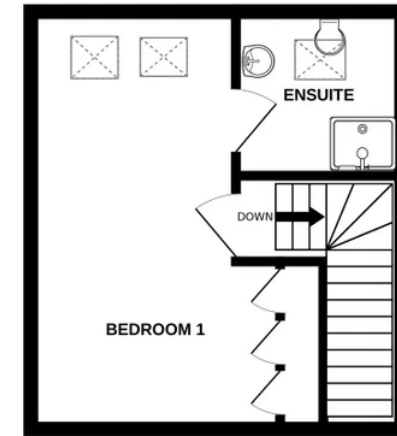
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2026

CHRISTOPHER SCALES

POWERED BY  
**exp** UK

Tel No - 07713352747  
 Email - christopher.scales@exp.uk.com  
 Website - christopherscales.exp.uk.com