



**Taylors**  
sales & lettings

Offers Over £325,000

Tor Park Road, Torre,  
Torquay, TQ2 5BQ

FOR SALE BY INFORMAL TENDER

Newtonia is a four bedroom semi detached Victorian house located in a central position and offers spacious, high ceiling rooms with 2 good receptions and various rooms which will serve well as offices or music rooms. There are gardens and off road parking and garage. The property does now require comprehensive modernisation throughout offering the chance to redesign to your own style. There is evidence of the property being used as two flats which is another opportunity to consider.



**HALLWAY** Under stairs cupboard. Store cupboard housing electric meter and modern fuse box. Radiator.

**OFFICE** Window.

**DOWNSTAIRS WC** White low level WC. Window.

**LOUNGE** A well-proportioned room with square bay window overlooking the front aspect. Tiled fireplace. Radiator. Picture rail.

**DINING ROOM** A general dining room with square Bay overlooking the front garden. Picture rail. Radiator.

**KITCHEN** Another large room fitted with a range of kitchen units. Walk in pantry with door leading to outside. Window. Radiator. Doorway two.

In a lobby

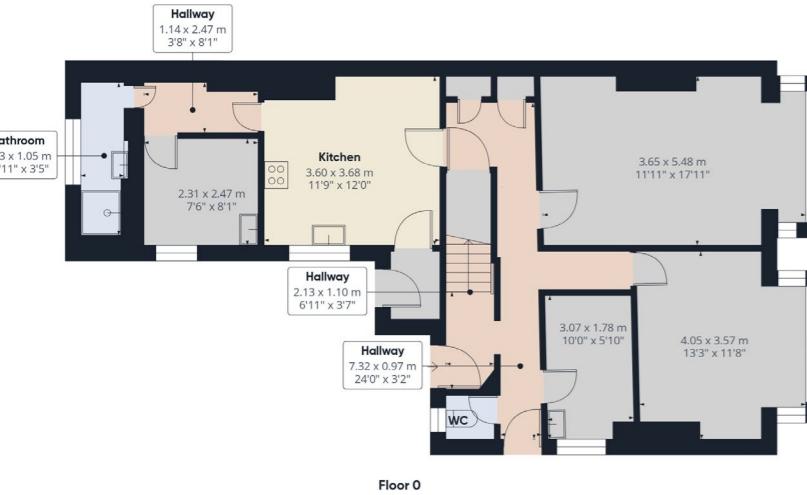
**OFFICE** Two windows.

**SHOWER ROOM** A useful downstairs shower room with glazed and tiled shower cubicle having a main shower of fitment. Unit with wash and basin and mixer tap over plus mirror and shave a point. Low-level WC. Window. Chrome ladder radiator.

From the main entrance hallway is a side lobby with door to rear garden and stairs with original turned banisters to 1st floor landing. Picture rail.

**MASTER BEDROOM** A large double bedroom with original cast iron fireplace and period surround and mantle. Picture rail. Radiator. Window to the front aspect.

**BEDROOM TWO** Another large double bedroom having a square bay window overlooking the front aspect. Tiled fireplace. Picture rail. Radiator.



**BEDROOM THREE** Again a double bedroom although previously arranged as a kitchen. Worcester gas boiler. Window. Original built-in store covered. Original fireplace.

**BEDROOM FOUR** A smaller double or generous single bedroom with window to the rear aspect.

**BATHROOM** fitted with a white switch comprising bath and wash hand basin. Window. Dado rail.

**SEPARATE WC** with toilet and window.

**OUTSIDE** There are gardens to the front side and rear of the property, which will now require cultivation.

**DRIVEWAY** Allowing space for approximately two cars.

**GARAGE** The garage is beyond repair and will need removing which will create the opportunity to maybe re-site and enlarge subject to all the usual planning consents etc.

**TENDER INFORMATION** To be sold by informal tender. Tenders must be received by 12 noon on the 3rd March 2026. To obtain a tender form please go to (website) and download or copy or call our office on 01803 201904.

Address 'Tor Park Road, Torre, Torquay, TQ2 5BQ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '20 | G'

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