



Walnut Road, TQ2
Torquay

 **Gargan & Hart**
Estate Agents 

£380,000

Situated on the desirable Walnut Road with its array of village shops, within the sought after suburb of Chelston is this substantial, versatile family home which comes to the market CHAIN FREE. It is conveniently located within walking distance of local shops, schools and public transport. Torquay town centre and seafront promenade are also easily accessible. Filled with character, the accommodation comprises 3 reception rooms, a kitchen and utility room, 5 double bedrooms, 2 with ensuite shower rooms, a family bathroom and 2 cloakroom W/Cs. Outside there is off road parking, 2 easy to maintain patios – perfect for Al Fresco entertaining and a basement which is also ideal for storage. A separate shop can also be available with this sale, currently set up as a barber. The shop would be considered for purchase separately too. Viewing of this superb home is highly recommended.

As you enter the property you come into a welcoming snug with windows to the side and French doors to the garden making it a lovely bright room. The hallway and stairway gives access to first floor. From the hallway a door leads you into bedroom 5 which is a good-sized double with windows to the front. This bedroom has a generous sized en-suite with low level W/C, wash hand basin and shower cubicle. The lounge is a lovely light and spacious room with a walk-in bay window and a feature period style fireplace with an attractive decorative surround. The third reception/diner is another good size with patio doors to the rear patio, access to a good-sized pantry and stable doors to the kitchen. The kitchen a good space with a range of wall, base and drawer units, inset stainless steel sink drainer unit, space for a cooker, and a window to the side. A separate utility room with plumbing for a washing machine, storage and work surface is an ideal addition, as is the cloakroom with a low level W/C and wash hand basin.

On the 1st floor you have four good sized bedrooms. The master bedroom is a spacious and light double bedroom with a built-in wardrobe's and a storage cupboard. A good sized en-suite is a welcome addition with low level W/C, wash hand basin and shower cubicle. Bedroom 2 is also a good size with lovely walk-in bay window and outlook to the front, with a shower cubicle and wash hand basin. Bedroom 3 is another good size with window and outlook to the front, wash hand basin and shower cubicle. Bedroom 4 is also a good size with windows to the side and rear. The family bathroom has a jacuzzi bath with shower over, wash hand basin and low level W/C. There is a separate cloakroom W/C with wash hand basin as well.

Outside you have a drive for one car, a front patio garden and a rear patio space. This is a great character family home with the option of purchasing a shop as well for extra income.







STAR POINTS

- Spacious Family Home
- NO ONWARD CHAIN
- 5 Double Bedrooms
- 3 Reception Rooms
- Shop Rental Opportunity
- Seperate Utility
- 2 Ensuite & 2 W/Cs
- Parking
- Close to Shops
- Close to Sea Front

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - E

For prices & more information about Council Tax go to:

<https://www.torbay.gov.uk/council-tax/>

Local Authority - Torbay Council

EPC – E

There is a water meter at the property.

Check broadband Availability at Openreach Fibre-Checker.

<https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

VIEWING ARRANGEMENTS

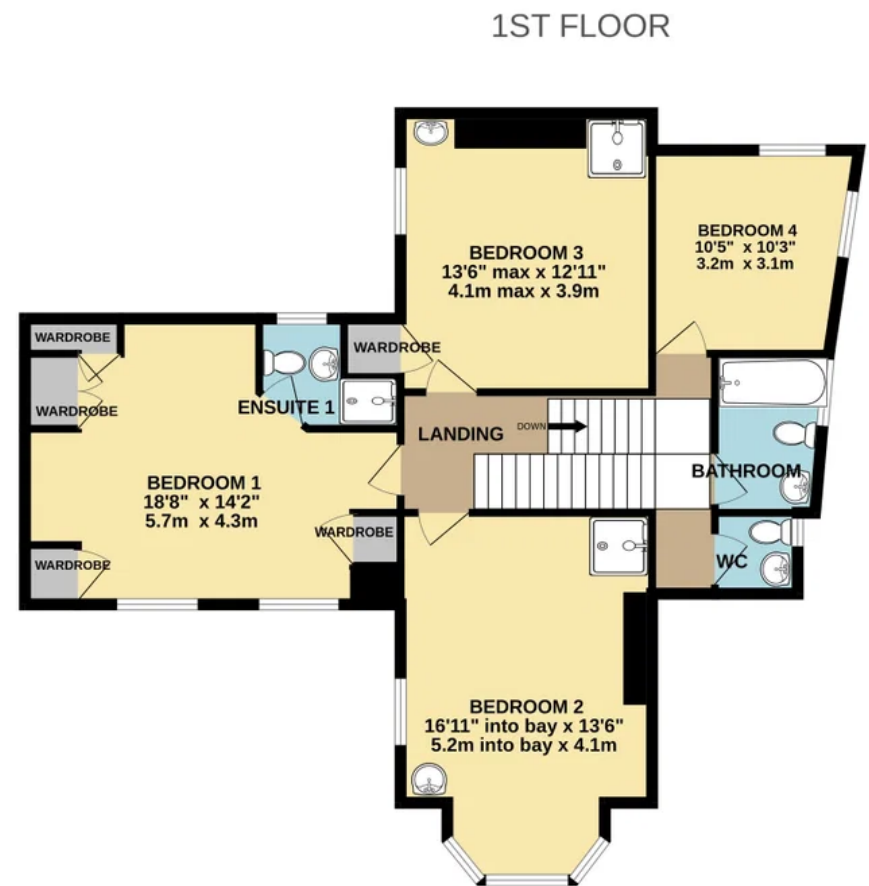
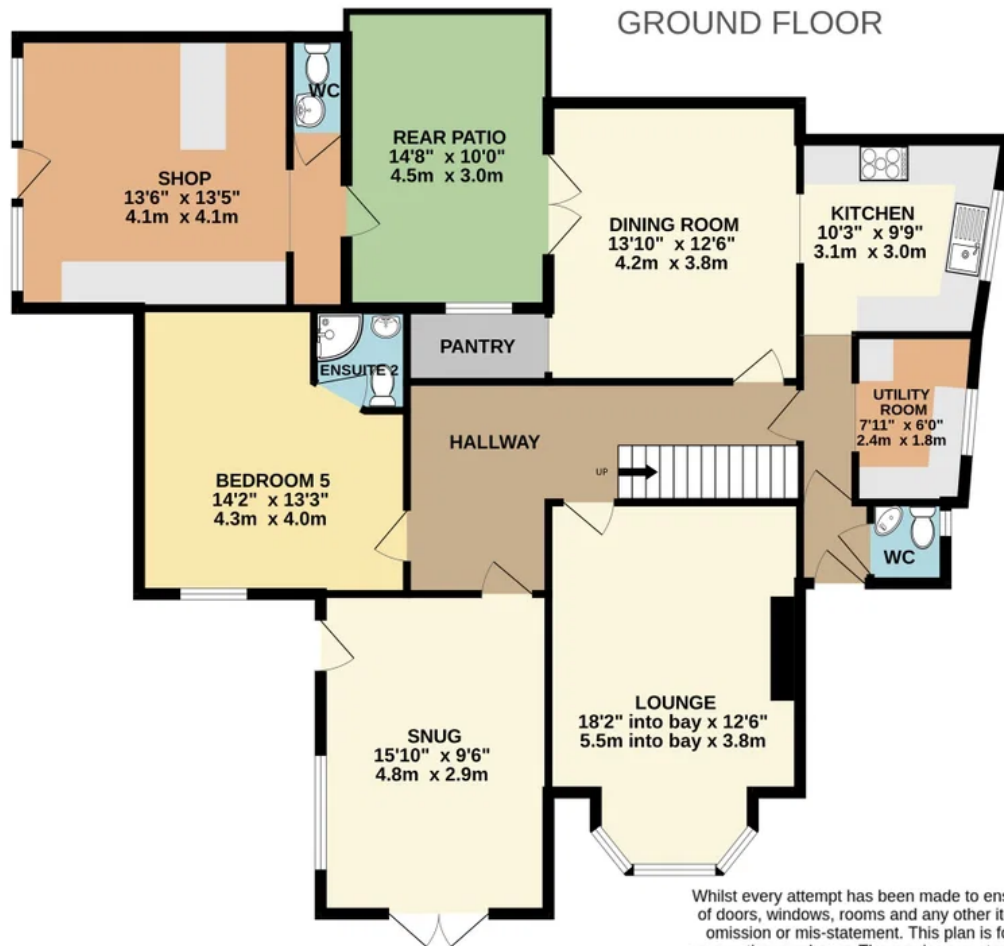
For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

What 3 Words: built.skippers.cringe

Sat-Nav: TQ2 6HP





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.
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