



12 Lower Shirburn Road, Torquay - TQ1 3ET
£195,000

 **ABSOLUTE**
SALES & LETTINGS





12 Lower Shirburn Road

Torquay

A charming three bedroom mid terraced family home close to local schools and shops with a level rear garden, open plan kitchen/diner, separate lounge and downstairs WC...
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- A terraced family home with three bedrooms
- Light and airy open plan kitchen / dining room
- Separate lounge
- Separate sunroom overlooking the garden
- Downstairs W/C
- Level and enclosed rear garden
- Close to highly regarded local schools
- Ample on street parking
- perfectly suited to first time buyers
- Only a short walk away from local shops and amenities



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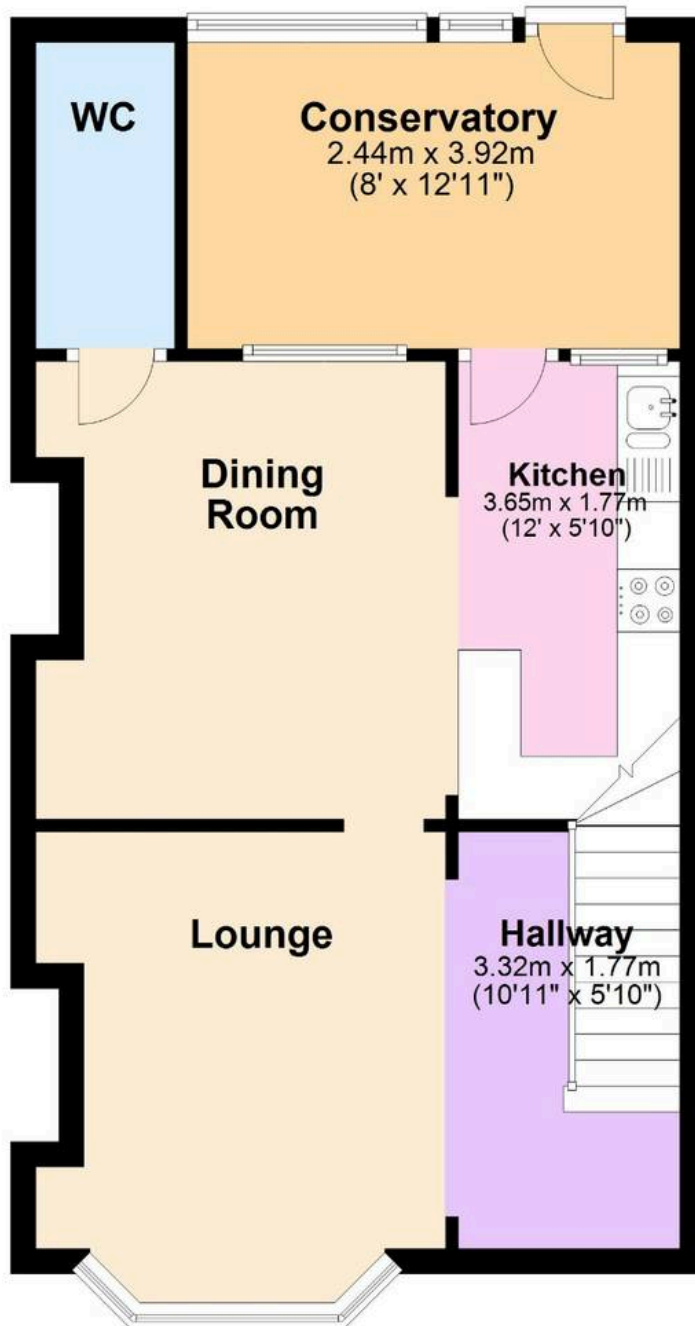
Torquay

Lower Shirburn Road enjoys a convenient position within a popular residential area of Torquay, well placed for families and those looking to be within easy reach of everyday amenities. The property is within walking distance of the local shopping parade at Plainmoor, where a range of independent shops, convenience stores, takeaways, cafés and other essential services can be found. The area is particularly well served by local schools, with a number of primary and secondary schools nearby, making it a practical choice for families with children of all ages. Regular bus services operate close by, providing straightforward access to Torquay town centre, the harbour, seafront, neighbouring suburbs and the nearby towns of Paignton and Newton Abbot. Torquay town centre is easily accessible and offers a wider selection of high street shops, restaurants, cafés and leisure facilities. The picturesque harbour and seafront are also within easy reach, providing beautiful coastal walks, beaches and waterfront attractions. Combining excellent local amenities with convenient transport links and access to the stunning South Devon coastline, this location offers an appealing balance of practicality and lifestyle.



Ground Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)

