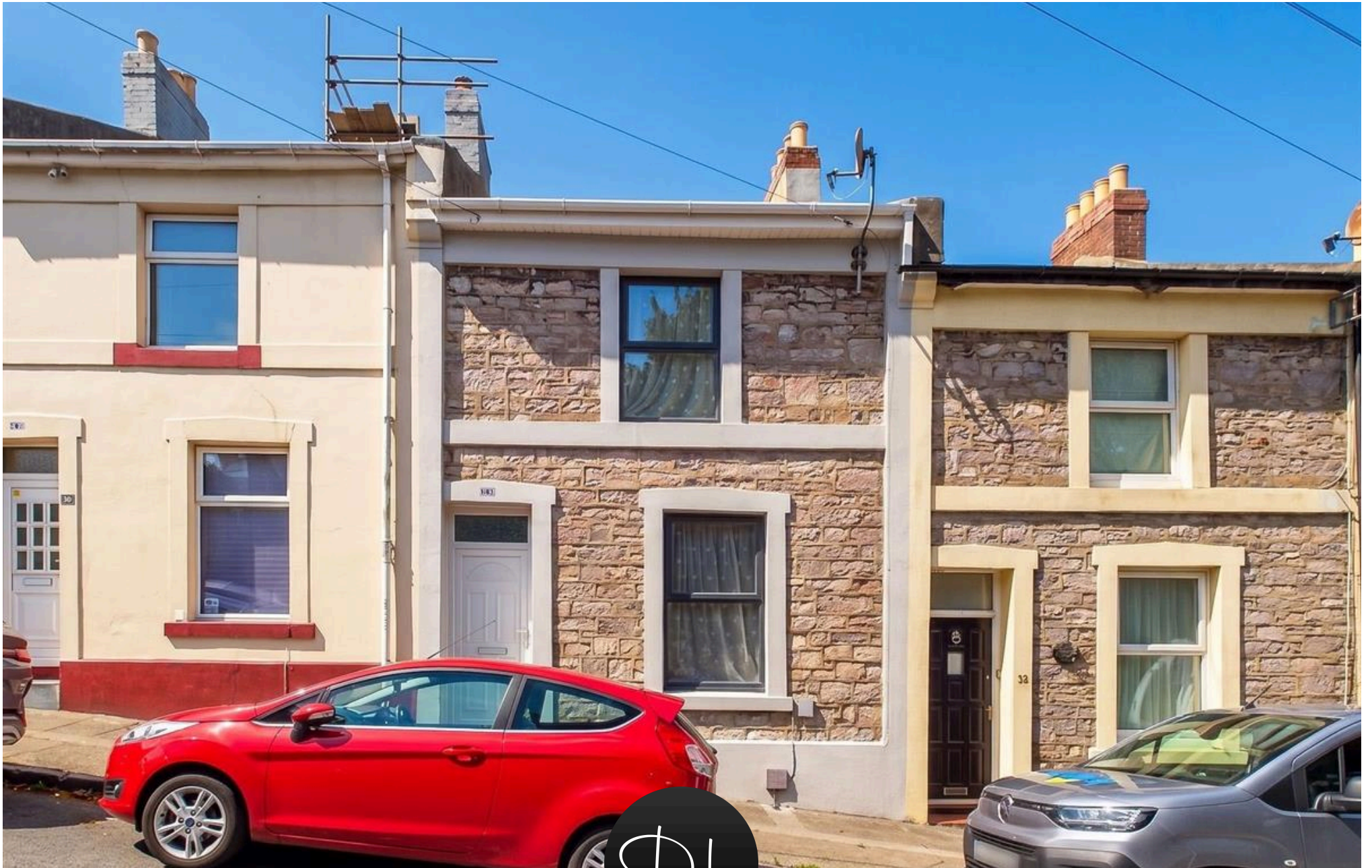




SUMMARY

Deceptively Spacious 3-Bedroom Mid-Terrace || No Onward Chain || Spacious Kitchen/Diner with Garden Access || Sunny, Level & Fully Enclosed Rear Garden || Potential Loft Conversion || Potential Off-Road Parking to the Rear || Well-Proportioned Living Room

Visit our website for the current price:

www.danielhobbin.uk/P-RS0167/

Address: Highbury Road, Torquay, TQ1 1TE

Property type: Terraced House

Tenure: Freehold

Council tax band: B

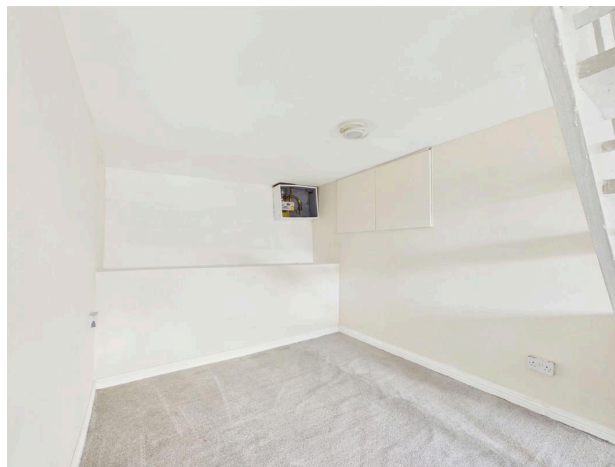
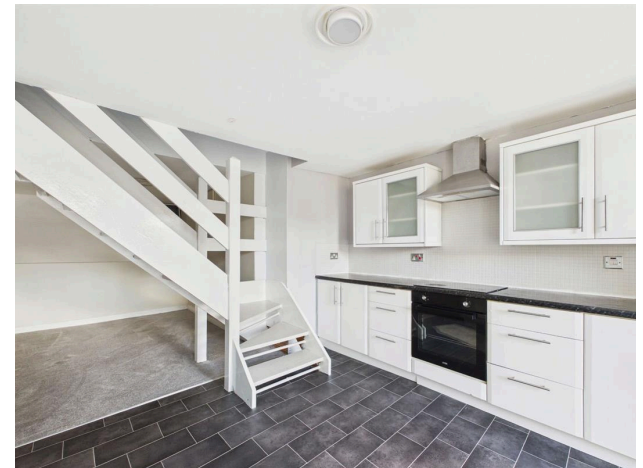
EPC: D

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Garden: ✓



DESCRIPTION

Offered to the market with no onward chain, this deceptively spacious three-bedroom mid-terrace property occupies a convenient central location, within easy reach of Torquay town centre, local schools, amenities and transport links. Arranged over three levels, the property provides versatile accommodation including three double bedrooms. It has further potential to extend into the loft space, subject to the necessary consents.

The entrance level opens into a welcoming hallway with stairs rising to the first floor. To the front is a well-proportioned living room featuring a Victorian-style fireplace, while a staircase from the room provides access to the lower ground floor. Also located on this level is a generous rear-facing double bedroom.

The first floor provides two further double bedrooms, one of which gives access to the loft area, together with a three-piece family bathroom. The loft offers useful additional space and presents potential

for conversion to create further accommodation, subject to planning and building regulation approvals.

On the lower ground floor is a spacious kitchen/dining room, creating a practical and social area for everyday living and entertaining. From here, there is direct access to the rear garden.

Outside, the property enjoys a fully enclosed and predominantly level rear garden with a sunny aspect. A paved patio provides space for outdoor seating and dining, leading to a lawned garden beyond. Gated access at the rear opens onto a service lane, with potential to create off-road parking within the garden, subject to any necessary permissions.

The property is particularly well placed for families, with both primary and secondary schools, everyday amenities and local bus routes within a short walk. Torquay town centre is also readily accessible, while Babbacombe and Cary Park can be reached on foot.

With its generous accommodation, three double bedrooms, enclosed garden, potential parking and scope for further development, this chain-free home offers an excellent opportunity for buyers seeking a spacious property in a convenient Torquay location.

Council Tax Band: B (Torbay Council)

Tenure: Freehold

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTP

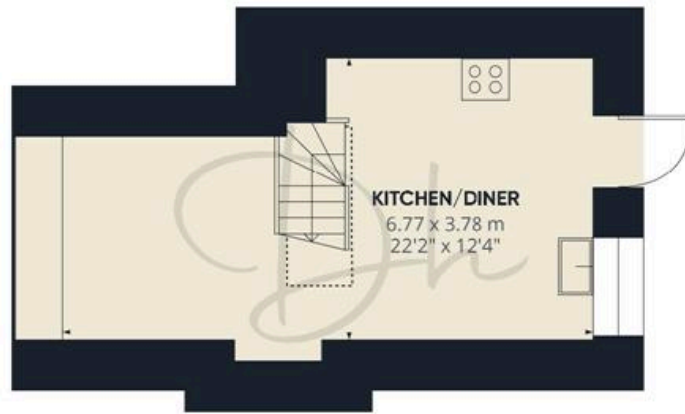
Broadband options available at the property include:

- * Standard broadband (16Mbps download, 1Mbps upload)

- * Superfast broadband (not available)

- * Ultrafast broadband (1800Mbps download, 220Mbps upload)

- Networks in area - Openreach, Virgin Media



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Approximate total area^m

101 m²

1087 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1,5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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