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SUMMARY

Well-Proportioned Three-Bedroom Family Home | Popular Residential Location in Barton | Generous Internal Accommodation Throughout | Driveway Providing Off-Road Parking | Spacious Rear Garden with Patio & Lawn | Versatile Lean-To Garden Room/Utility Space | Kitchen with Dining & Utility Zones

Visit our website for the current price:
www.danielhobbin.uk/P-RS0666/

Address: Lummaton Cross, Torquay, TQ2 8ET

Property type: Semi-Detached House

Tenure: Freehold

Council tax band: C

EPC: D

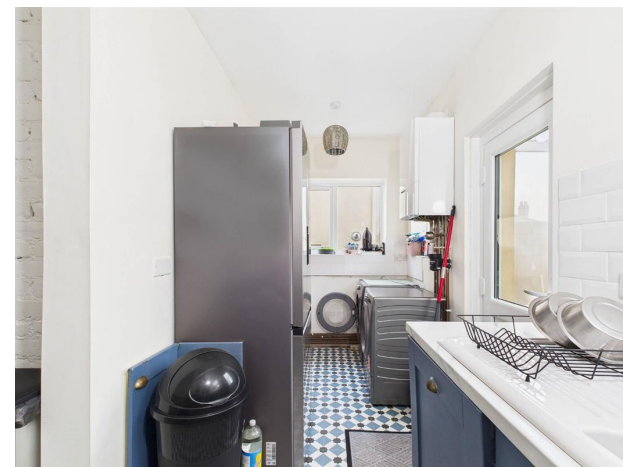
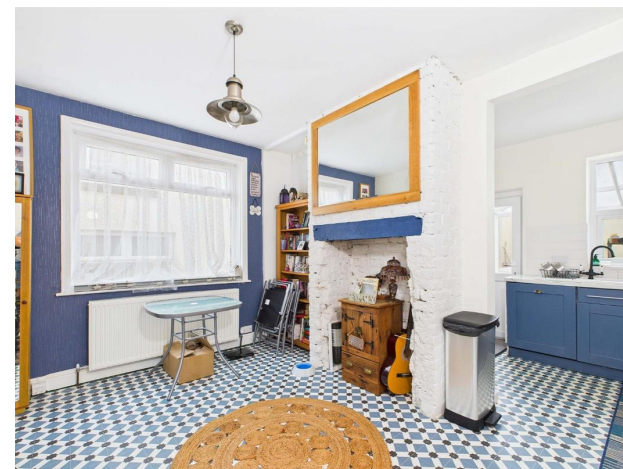
Bedrooms: 3

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

Guide price £240,000 – £250,000

A well-proportioned three-bedroom semi-detached family home, ideally positioned in the popular residential area of Barton. This attractive property offers generous internal accommodation, complemented by the convenience of driveway parking.

To the rear, the property boasts a level, good-sized garden featuring a combination of patio space and a lawned area, ideally suited for outdoor enjoyment and family activities.

The home enjoys an excellent location, situated just moments from the shopping and amenities of Barton Road and within easy reach of The Willows retail park, home to a variety of major retailers and supermarkets. This excellent position makes it particularly well-suited to family living.

The area is also well-served by public transport, offering straightforward connections to Babbacombe Downs, Torquay Town Centre, the picturesque Harbour, and Torbay Hospital. The South Devon Highway is easily accessible, facilitating travel to Newton Abbot, Paignton, and beyond.

Council Tax Band: C (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Broadband options available at the property include:

* Standard broadband: 10Mbps download, 0.9Mbps

upload

* Superfast broadband: 56Mbps download, 12Mbps upload

* Ultrafast broadband: 1800Mbps download, 220Mbps upload

– Networks in the area: Openreach, Virgin Media

Entrance: Access to the property is granted via a side pathway, leading up a few steps to a sleek composite front door that sets a contemporary tone. The entrance hall provides an immediate sense of space and functionality, with a staircase to the upper floor and a handy built-in cupboard discreetly positioned beneath. A radiator is wall-mounted for comfort, and the hallway connects seamlessly to the principal living spaces, with doors opening to the kitchen and living room.

Living Room: A well-presented living room is positioned at the front of the property, featuring a walk-in double glazed bay window that allows natural light to flood the space. A centrally positioned radiator sits beneath the window, enhancing comfort and functionality. This inviting room offers an ideal setting for relaxation or entertaining.

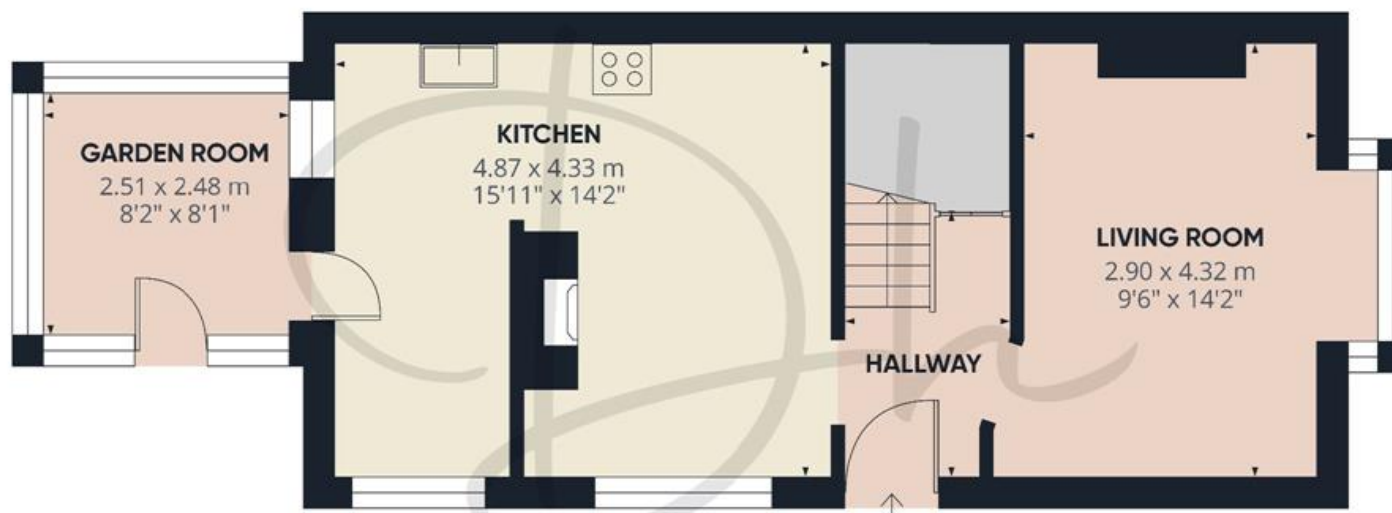
Kitchen: The kitchen is a generously sized room, thoughtfully arranged with a dividing wall that separates the main kitchen area from a practical utility and dining space. The kitchen itself is fitted with a range of base units, complemented by work surfaces and tiled splashbacks. A ceramic sink and drainer are set beneath a double-glazed window, allowing natural light and garden views. Integrated appliances include a dishwasher, with further space for a range-style cooker. The utility area offers space and plumbing for both a washing machine and tumble dryer, along with

room for a freestanding fridge/freezer. This area also houses the wall-mounted gas boiler and features an obscured double glazed window to the side elevation. A UPVC double-glazed door provides direct access to the lean-to garden room.

Garden room: A practical lean-to garden room providing sheltered access between the kitchen and the rear garden. This versatile space is well-suited to use as a utility or storage area, offering ample room for garden tools, equipment, or additional household appliances. Its flexible layout makes it a useful extension to the main living accommodation.

Bedrooms & Bathroom: The first floor is accessed via a spacious dual landing, providing access to three well-proportioned bedrooms and the family bathroom. Two of the bedrooms are generous doubles, while the third offers a comfortable single room ideal as a child's bedroom or home office. Each bedroom is fitted with double-glazed windows and central heating radiators, ensuring year-round comfort. The bathroom is presented with a modern white three-piece suite, comprising a panelled bath with electric shower over, a low-level WC, and a wash hand basin with mixer tap set into a vanity unit with storage beneath. A double-glazed window to the rear allows natural light, and a radiator provides additional warmth.

OUTSIDE: The front exterior has been thoughtfully landscaped to create valuable off-road parking, with a side pathway providing access to the rear garden via a secure gate. At the rear, the garden presents a generous paved patio, suitable for al fresco dining or summer relaxation alongside access to the lean-to. Beyond this, a well-sized lawn area offers versatile outdoor space, partially enclosed with panelled fencing to ensure a safe and semi-private setting.



Ground floor



Floor 1

Approximate total area^m

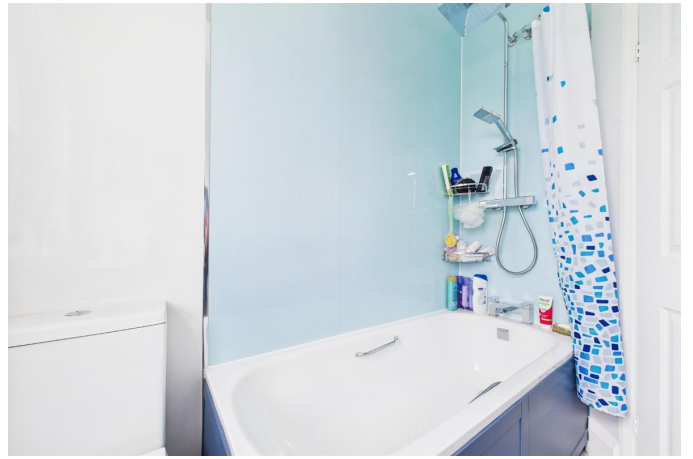
85 m²

915 ft²

(1) Excluding balconies and terraces

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

GIRAFFE 360







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