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SUMMARY

Attractive Front & Rear Gardens | Long Driveway & Detached Garage | Two Bedrooms with Built-In Wardrobes | Conservatory Overlooking Rear Garden | Pleasant Outlooks Towards St Marychurch | Convenient for Local Shops & Bus Routes | Fitted Kitchen with AEG Appliances | Modern Bathroom Suite with Shower

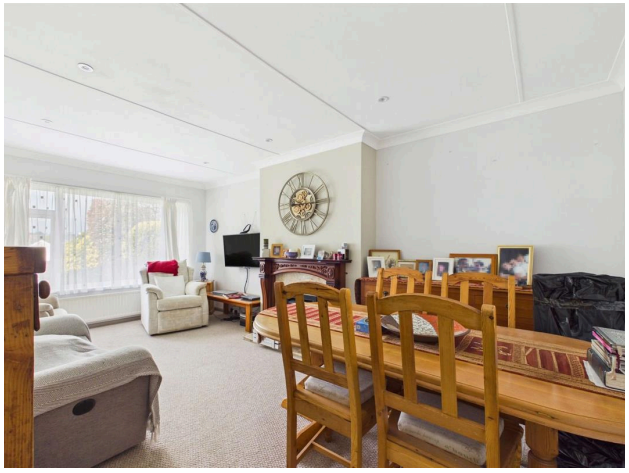
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Address:	Padacre Road, Torquay, TQ2 8PU
Property type:	Semi-Detached Bungalow
Tenure:	Freehold
Council tax band:	C
EPC:	C
Bedrooms:	2
Bathrooms:	1
Receptions:	2
Parking:	✔
Garden:	✔













DANIEL HOBBIN
Estate Agents

Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.

After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.

Open your camera & scan

DESCRIPTION

This semi-detached bungalow occupies a pleasant position within a popular residential area on the outskirts of Torquay, enjoying attractive gardens, driveway parking and a detached garage. Situated towards the lower end of Padacre Road, the property is conveniently placed just around the corner from local shops in Moor Lane, with bus services providing access to and from Torquay town centre. The surrounding area also offers access to enjoyable woodland and coastal walks, making the setting both practical and appealing.

The bungalow provides well-arranged accommodation complemented by gas-fired central heating and a conservatory overlooking the rear garden. A canopy entrance porch opens into the hallway, which includes wood-effect flooring, a built-in airing cupboard, access to the loft space with a pull-down ladder and doors leading to the principal rooms.

The lounge is positioned to the front of the property and enjoys pleasant outlooks across the garden and surrounding area through a large double-glazed window. A decorative fireplace with marble-effect inset, hearth and ornate timber surround forms an attractive focal point, with a coal-effect gas fire inset. To the rear, the kitchen is fitted with a range of oak-style floor and wall units, roll-edge work surfaces, tiled surrounds, an AEG double oven, fitted AEG gas hob, one and a half bowl stainless steel sink, plumbing for a washing machine and an Ideal Logic gas boiler. A wide window frames the rear garden, while a door leads through to the conservatory, which provides an additional seating area with views over the garden and access outside.

There are two bedrooms, both benefiting from built-in wardrobes. The main bedroom overlooks the rear garden, while the second bedroom enjoys a front aspect outlook across the garden and surrounding area. The bathroom is fitted with a modern white suite comprising a panelled bath with Mira Sprint shower over, pedestal wash basin and close-coupled WC, complemented by half-tiled walls, a chrome ladder-style radiator/towel rail, mirror-fronted cabinet and obscure double glazed window.

Externally, double gates open onto a long tarmac driveway providing parking for two to three vehicles and leading to a detached garage with up-and-over door, side window, power, lighting, workbench, cupboards and shelving. The front garden is mainly laid to lawn, edged by established flower and shrub borders and enclosed by low walls and fencing. To the rear, a concrete courtyard area sits immediately behind the bungalow, with gated access to the driveway, an outside tap and a block-built garden store with shelving, power and lighting. Steps rise to the main garden, which is attractively arranged with lawn, generous planted beds and borders, a timber garden shed and enclosed boundaries. From the rear, the property enjoys pleasant views across the surrounding area towards St Marychurch.

Council Tax Band: C (Torbay Council)
Tenure: Freehold
Parking options: Driveway, Garage
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: 5Mbps download, 0.6Mbps upload
* Superfast broadband: 69Mbps download, 20Mbps upload
* Ultrafast broadband: 1800Mbps download, 220Mbps upload
- Networks in the area: Openreach



Ground floor Building 1



Ground floor Building 2

Approximate total area(1)

86 m²

926 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

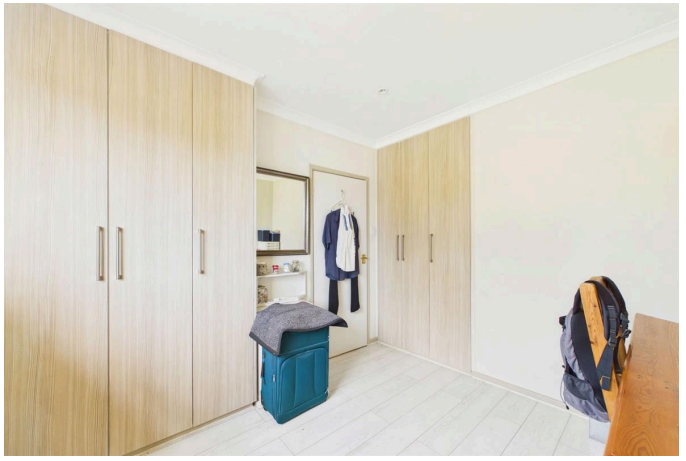
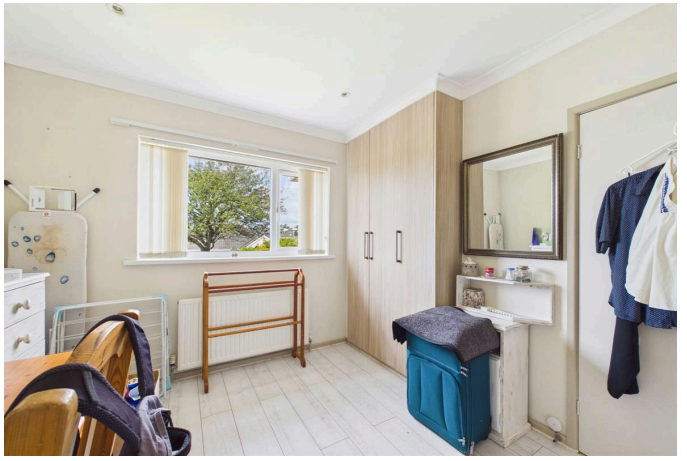
..... Below 1.5 m/5 ft

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

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