



SUMMARY

Substantial Period Terraced Home || 6 Bedrooms & 4 Reception Rooms || Versatile Accommodation Over 2 Floors || Approx. 900m from Torquay Seafront || Driveway Parking for 2 Vehicles || Enclosed Low-Maintenance Rear Garden || 2 Bedrooms with Dressing Areas || Generous Fitted Kitchen

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Address: Avenue Road, Torquay, TQ2 5LF

Property type: Terraced House

Tenure: Freehold

Council tax band: D

EPC: D

Bedrooms: 6

Bathrooms: 1

Receptions: 4

Parking: ✓

Garden: ✓



DESCRIPTION

A substantial CHAIN-FREE period terraced property offering particularly versatile accommodation, conveniently positioned approximately 900 metres of Torquay seafront via a predominantly level walk. Arranged over two floors, the property provides four reception areas, six bedrooms and the valuable advantage of off-road parking for two vehicles, making it well suited to large or extended families and those seeking generous, adaptable living space.

The accommodation is approached through an entrance porch with a double-glazed door opening into a spacious reception hallway. High ceilings enhance character and proportion, while the staircase rises to the first floor and doors lead to the principal ground-floor rooms.

Positioned at the front is a well-proportioned living room with a double-glazed window, high ceiling and gas fire. An adjoining reception room offers further flexible living or dining space and features double-glazed doors opening towards the garden, a wall-mounted gas fire and recessed storage. A third reception room provides additional space for use as a dining room, family room or similar, with a side-facing double-glazed window and useful under-stair storage. From here, access leads to the kitchen.

The fitted kitchen is arranged with a range of matching wall and base units, work surfaces incorporating a stainless-steel sink and drainer

with mixer tap, a range cooker and space for a fridge/freezer. Tiled flooring and a side-facing double-glazed window complete the room, while sliding doors open onto a rear porch providing access to the garden, a ground-floor cloakroom and a further room currently used as a bedroom.

This ground-floor bedroom benefits from internal double-glazed sliding doors opening directly into the conservatory, creating a bright additional reception space overlooking the rear garden. A double-glazed door from the conservatory provides direct access outside.

From the main hallway, stairs rise to the first-floor accommodation. To the rear are two double bedrooms, both with double-glazed windows and the added benefit of walk-in dressing areas incorporating storage. The family bathroom comprises a panelled bath, pedestal wash hand basin and low-level WC, with tiled walls and natural light provided by skylights. A separate WC is also located on this level.

A short further flight of stairs leads to a spacious additional landing serving three further bedrooms. Each room benefits from a double-glazed window to either the front or rear, together with a wash hand basin and built-in storage. An airing cupboard with shelving provides further practical storage.

Outside, double gates open onto a private driveway at the front of the property, providing off-road parking for two vehicles and accompanied by a useful storage shed. To the rear is an enclosed, low-maintenance garden laid predominantly to patio, with planted borders and an additional timber storage shed.

Properties offering this degree of accommodation, flexibility and parking within such convenient reach of Torquay's seafront are seldom available at this price point, and an internal viewing is recommended to appreciate the overall scale and potential of the home.

Council Tax Band: D (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband (8Mbps download, 0.9Mbps upload)

- * Superfast broadband (47Mbps download, 11Mbps upload)

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

- Networks in area - Openreach



Approximate total area^m

173 m²

1862 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.

GIRAFFE360



Floor 1



Ground floor













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