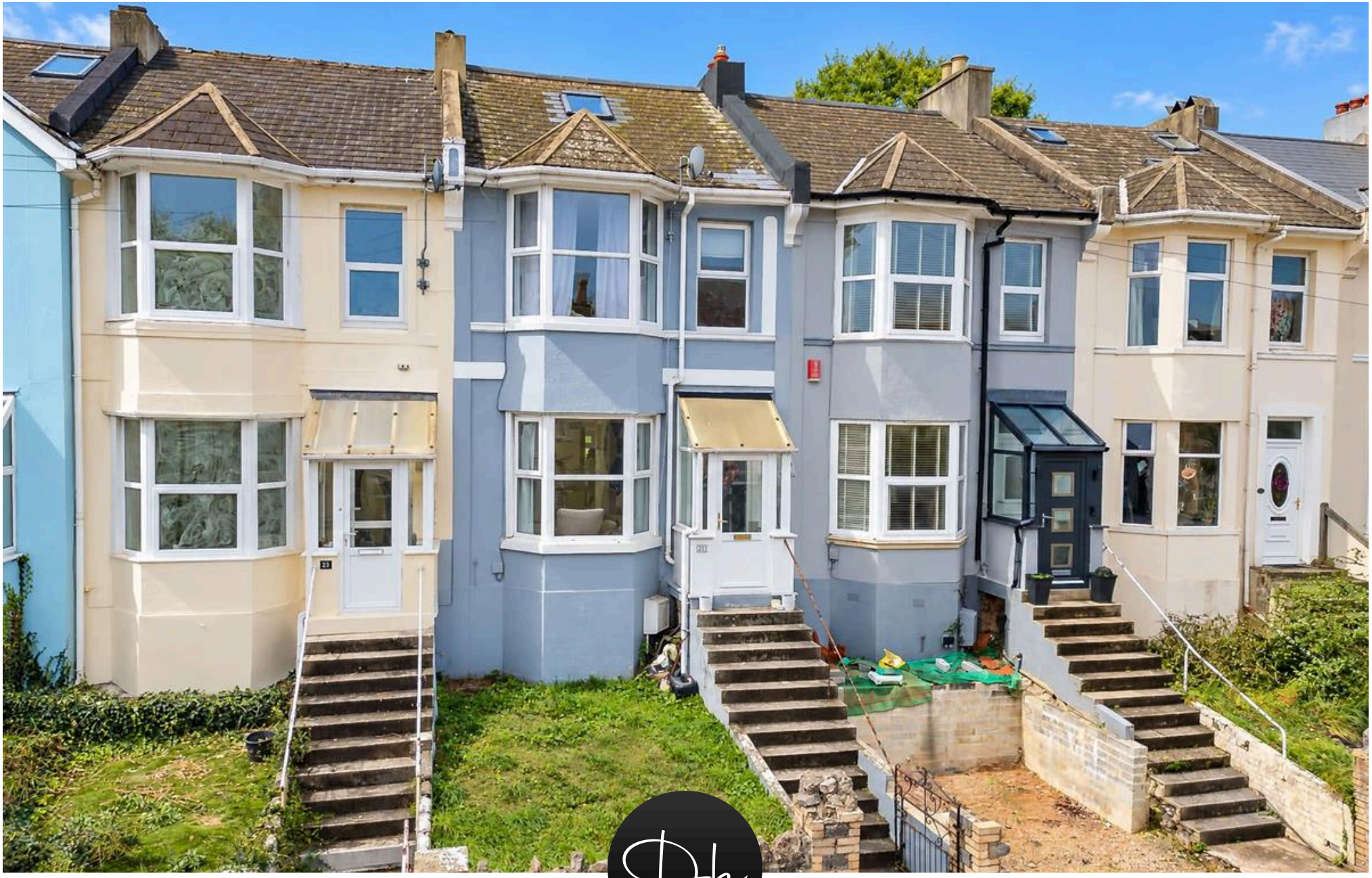


SUMMARY

Deceptively Spacious 3 Bedroom Family Home || Generous Open-Plan Living & Dining Room || Versatile Loft Room with Eaves Storage || Enclosed Rear Garden || Well-Proportioned Kitchen with Breakfast Bar || Ideal for First-Time Buyers & Investors || Convenient Location Near Schools & Amenities

Visit our website for the current price:
www.danielhobbin.uk/P-RS1092/

Address:	Shirburn Road, Torquay, TQ1 3JL
Property type:	Terraced House
Tenure:	Freehold
Council tax band:	B
Bedrooms:	3
Bathrooms:	1
Receptions:	2
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

Situated along Shirburn Road in a convenient and well-established residential area of Torquay, this deceptively spacious three-bedroom family home benefits from generous living accommodation, a versatile loft room and an enclosed rear garden. Within easy reach of local schools, shops and transport links, as well as the popular areas of Plainmoor, St Marychurch and Babbacombe, the property presents an appealing opportunity for first-time buyers, growing families or investors, with scope for purchasers to introduce their own personal touches over time.

The accommodation is approached through an entrance porch, opening into a generously proportioned, open-plan living and dining room. The living area enjoys a walk-in bay window overlooking the front aspect, allowing plenty of natural light. An attractive period-style fireplace provides a charming focal point, featuring an ornate cast-iron insert, decorative floral tiles, a dark painted surround and contrasting stone hearth. The adjoining dining area comfortably accommodates a family-sized dining table and flows seamlessly into the kitchen, creating a sociable space for everyday living and entertaining.

The kitchen offers a practical arrangement of matching wall and base units, complemented by oak butcher-block worktops and tiled splashbacks. The worktop extends to form a breakfast bar, providing additional seating while creating a natural division between the kitchen and dining area. Further features include space for a range cooker under an extractor hood. In addition, a one-and-a-half-bowl stainless steel sink and drainer positioned beneath a rear-facing double-glazed window, and space for a freestanding fridge/freezer. A connecting door leads into a useful lean-to utility area, providing additional space and plumbing for laundry appliances, together with direct access to the rear garden.

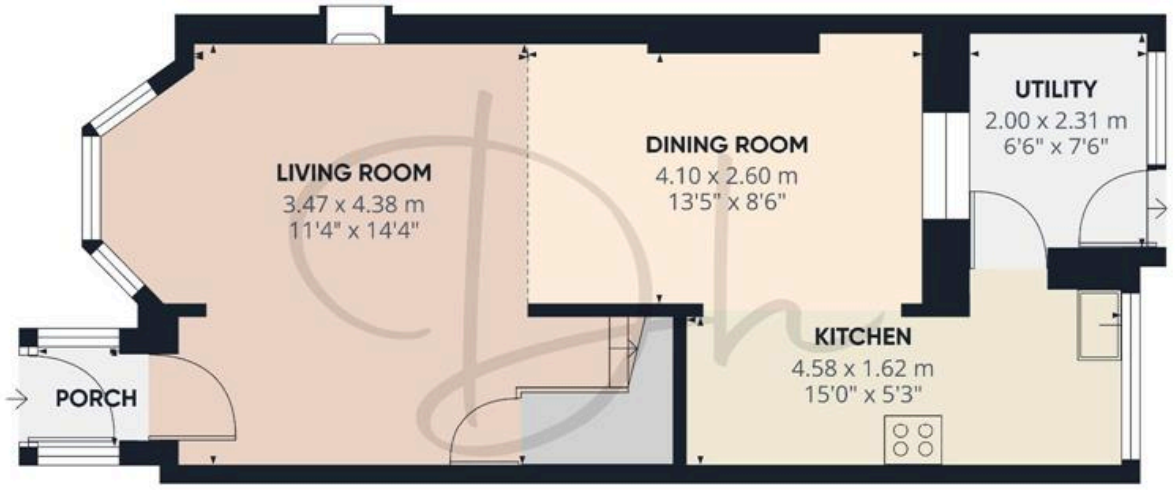
On the first floor are three bedrooms and a family bathroom. Two of the bedrooms are generously sized doubles, including the principal bedroom with its attractive walk-in bay window. The third room can be used as a comfortable single bedroom or a potential home office. The bathroom features fully tiled walls and flooring, with a suite comprising a bath with electric shower over, a fitted vanity arrangement incorporating a wash basin, concealed cistern WC and storage, alongside a wall-mounted heated towel rail.

A further staircase rises to the second floor, where a spacious and versatile loft room is currently utilised as occasional bedroom accommodation. Benefitting from a Velux roof window and useful eaves storage, this additional room offers flexibility for a variety of uses, depending on individual requirements.

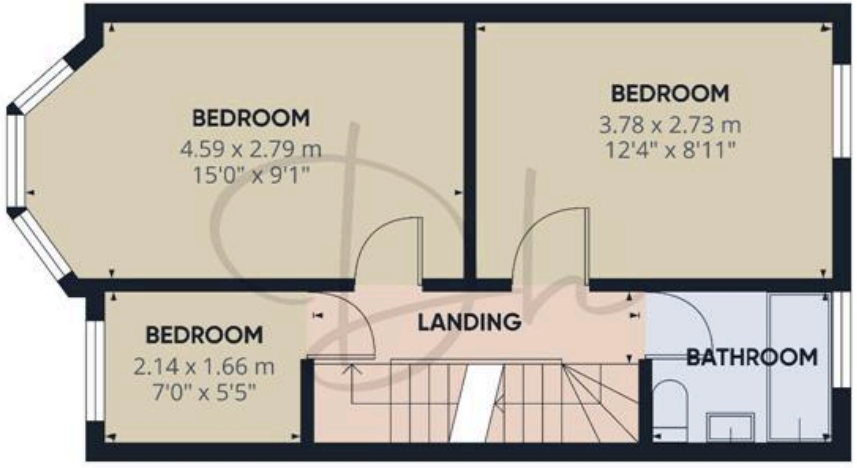
Outside, the enclosed rear garden is thoughtfully arranged across two levels, offering seating and lawned areas. A spacious decked terrace provides the ideal setting for outdoor dining and entertaining, complemented by raised planted borders. Steps ascend to a further lawned section, creating additional outdoor space to enjoy.

Shirburn Road occupies a convenient position within Torquay, with everyday amenities, supermarkets and public transport connections readily accessible. The nearby areas of Plainmoor, St Marychurch and Babbacombe offer an appealing selection of independent shops, cafés and restaurants. In addition, they offer access to scenic coastal walks and the beautiful beaches of the English Riviera. Families are also well catered for, with local schooling options including Torquay Academy and The Spires College. Torquay town centre, harbour and seafront are within easy reach, while the South Devon Highway provides convenient onward connections to Exeter and the wider regional road network.

Council Tax Band: B (Torbay Council)
Tenure: Freehold
Garden details: 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 (16Mbps download, 1Mbps upload).
* Superfast broadband (80Mbps download, 20Mbps upload).
* Ultrafast broadband (1800Mbps download, 220Mbps upload).
- Networks in the area: Openreach, Virgin Media



Ground floor



Floor 1



Floor 2



Approximate total area[1]

94 m²

1012 ft²

Reduced headroom

6.2 m²

67 ft²

(1) Excluding balconies and terraces

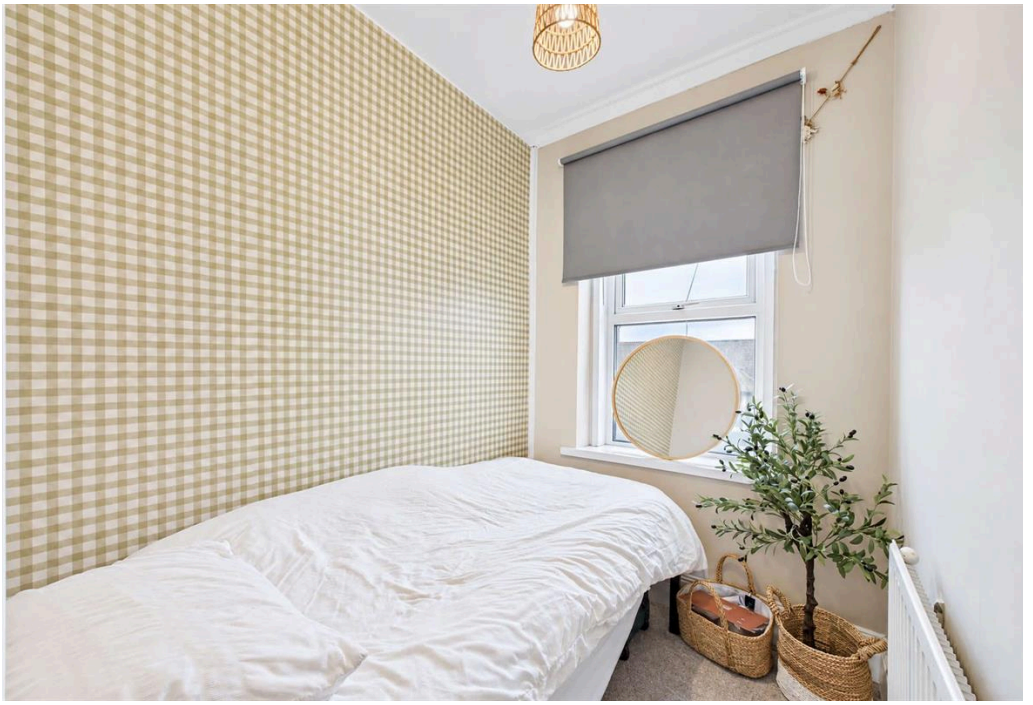
Reduced headroom

..... 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











DANIEL HOBBIN
Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

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