



15 Kirkstead Close, Torquay, TQ2 7NJ  
**Asking Price: £235,000**      **Tenure: Freehold**



# 15 Kirkstead Close, Torquay, TQ2 7NJ

A deceptively spacious 3 bedroom three story town house, built by Cavanna Homes, situated in a quiet popular cul-de-sac close to all local amenities.

- Modern townhouse
- Three bedrooms
- L shaped lounge/dining room
- Fitted kitchen
- Gas fired central heating
- Double glazed windows
- Integral single garage
- Great first time buyer opportunity
- Viewing highly recommended
- EPC - D / Council tax band - D

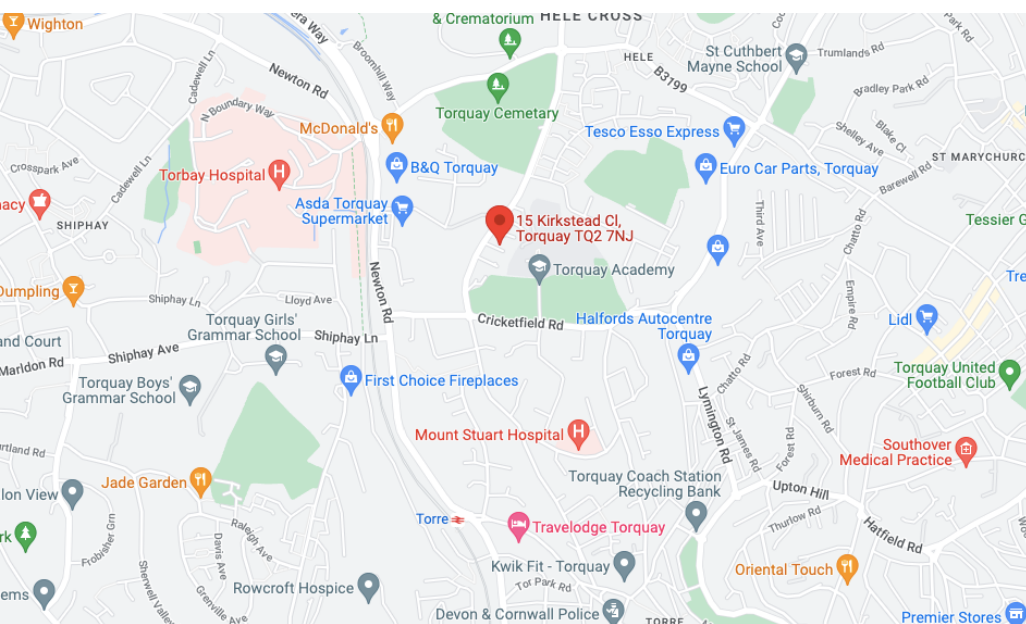
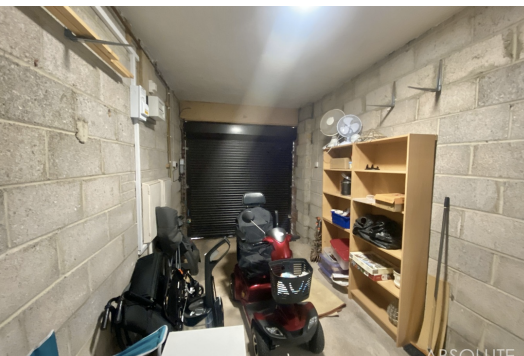


A modern three bedroom townhouse benefitting from an L shaped living area, an integral garage and enclosed rear gardens.

Accommodation comprises of a covered entrance porch, entrance hall, cloakroom, bedroom 3 and utility room. On the first floor is a superb L shaped lounge/dining room with a feature bay window and fire place and a fitted kitchen/breakfast room with built in oven hob and hood The master bedroom and bedroom two plus a wet room are on the second floor The property has gas fired central heating by radiators, double glazed windows, an integral single garage and enclosed rear gardens.

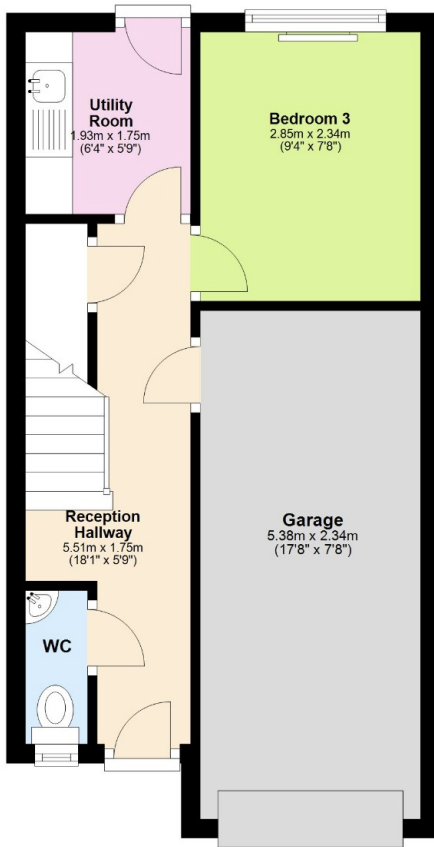


Situated in the popular and convenient residential location of Torre with great access to a full range of schooling including the highly regarded Torquay Academy. Within moments of the property there are a generous selection of amenities including doctors surgeries, independent and national retailers, ample green space and a regular public transport link.

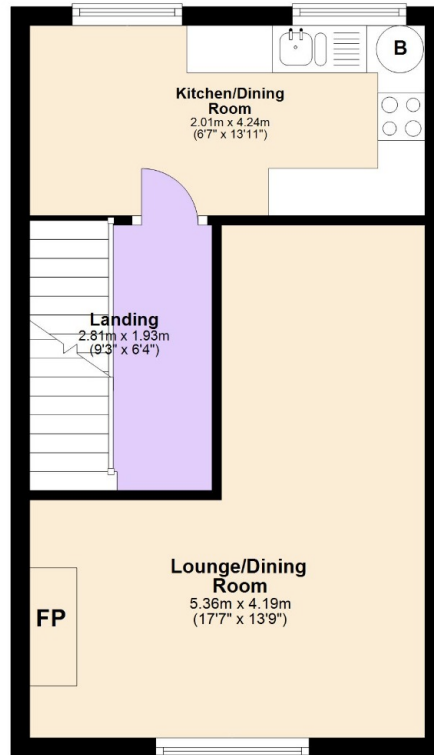


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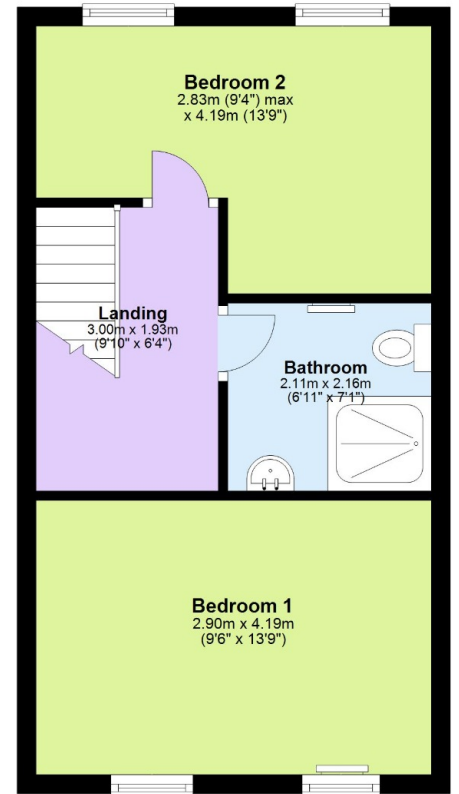
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 98.3 sq. metres (1058.6 sq. feet)

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Sheehan Legal £150, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able to be negotiated. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

