



Chatsworth Road, Torquay, TQ1 3BJ

**Guide Price: £490,000**

**Tenure: Freehold**



# Chatsworth Road, Torquay, TQ1 3BJ

A substantial four bed Victorian house with separate one bed annexe and garden studio

- Extensive flexible accommodation set over three levels with potential home and income
- Ground floor shower room / WC and spacious reception hallway
- Two good sized reception rooms and fitted kitchen with separate utility room
- Three first floor bedrooms, one having a further interconnecting room
- Bathroom and separate WC
- Further lower ground floor bedroom with walk in wardrobe and shower cubicle
- Separate one bed annexe that can be incorporated into the main residence
- Garden studio with shower room / WC and level corner plot gardens
- Parking for three cars plus a 22ft integral garage with electric door
- EPC - D / Council tax band - D



A substantial Victorian residence set over three levels offering spacious and adaptable accommodation, parking and garage

The Holt on Chatsworth Road is an impressive end terrace Victorian residence and has an abundance of accommodation set over three levels and offers a great deal of flexibility. The accommodation briefly comprises of an entrance vestibule, spacious L shaped reception hallway, ground floor shower room / WC, two reception rooms, fitted kitchen and separate utility room. On the first floor there are three bedrooms, one having a further interconnecting room, bathroom and separate WC. From the main house there is access to the lower ground floor where there is a further double bedroom, walk in wardrobe and shower cubicle. There is an interconnecting room that can be separated that leads to the separate annexe with dining area, fitted kitchen, shower room / WC, bedroom and sun lounge. This area has potential to be let out if required.

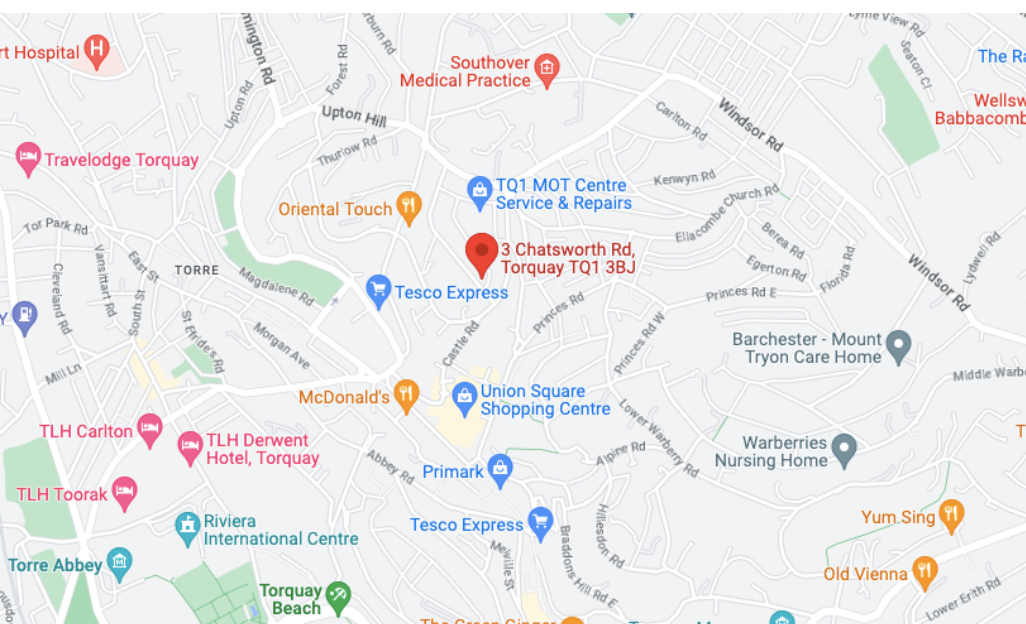


Outside to the front of the property there is off road parking for three cars, a 22ft garage with electric door and corner plot gardens which are level and laid largely to lawn with patio surrounding and enclosed by brick walling. To the rear of the property there is a garden studio with a shower room / WC in which would be an ideal office or gym area. The house benefits from many charming features including high ceilings with coving, picture rails and natural wooden doors.

Situated between Babbacombe, St Marychurch and the town centre, this property is perfectly located to enjoy the convenience of several local shops, with the town centre being within only 1/4 mile distance away and the sea front, marina and theatre all being within approximately 1 miles distance, which all boast an enviable array of restaurants, cafes, shops, facilities and further amenities. Only a short distance away are also the stunning Babbacombe downs, Babbacombe beach and Oddicombe beach, with their breath taking scenery, cafes and restaurants, being perfectly situated for those who enjoy coastal walks, family days out, paddle boarding and kayaking.

There are also plenty of well regarded local primary and secondary schools within close proximity.

An early inspection is essential to appreciate the size, position, condition and flexibility the accommodation boasts.

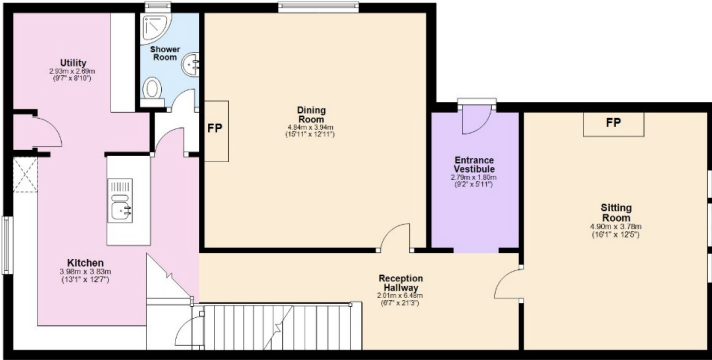


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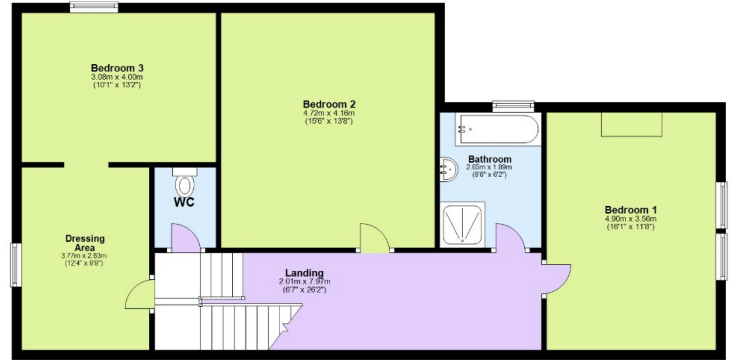
**Lower Ground Floor**  
Approx. 150.0 sq. metres (1614.2 sq. feet)



**Ground Floor**  
Approx. 87.3 sq. metres (939.6 sq. feet)



**First Floor**  
Approx. 87.8 sq. metres (945.3 sq. feet)



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