



Shirburn Road, St Marychurch, Torquay, TQ1 4HR

**Guide Price: £250,000**

**Tenure: Freehold**





# Shirburn Road, St Marychurch, Torquay, TQ1 4HR

A spacious and well presented three bedroom terraced house

- Lounge/dining room
- Modern fitted kitchen
- Spacious ground floor bathroom/WC
- Three bedrooms
- First floor bathroom/WC
- uPVC double glazing and gas central heating
- Well presented throughout
- Two useful basement rooms accessed via the main house
- Generous and enclosed rear gardens
- EPC - C / Council tax band - C



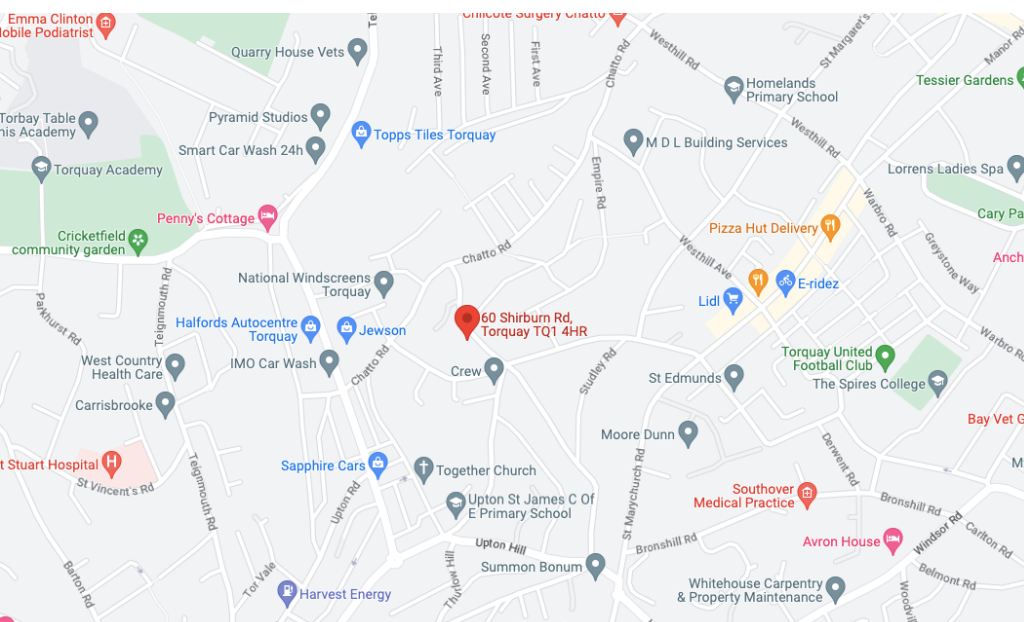
Absolute Sales and Lettings are proud to present this spacious and well presented three bedroom terraced home. Offered to the market with generous and enclosed rear gardens, a modern fitted kitchen and a good sized lounge/diner in a popular residential location.

This superbly presented substantial family home is situated in a popular residential location and has internal accommodation briefly comprising of a reception hallway, bay windowed and good sized lounge/dining room, modern fitted kitchen and a generous sized ground floor bathroom/WC. On the first floor there are three substantial bedrooms and a further bathroom/WC. In the main living accommodation there is a door giving access to the basement area which has two useful rooms, currently arranged as a TV room and the other as a storage area/utility with access to the rear garden. The good sized rear garden is near level, laid largely to lawn and enclosed by a combination of brick walling and timber fencing.





Privately tucked back from the road, this substantial period home is situated close to St Marychurch in Torquay, the largest town that makes up the English Riviera. Torquay offers a comprehensive range of shopping, educational, recreational and sporting facilities. There are nine beaches within the bay including some beautiful and secluded ones. An international deep water marina is situated in the busy harbour where numerous events take place throughout the year including internationally renowned yacht races and the highly charged power boat championships. Within easy walking distance of the harbour side you will find a myriad of continental cafes, lively bars and fantastic restaurants offering international cuisine, as well as show casing the best of British food. The bay offers railway links to London Paddington and the Cathedral city of Exeter is located within 30 minutes drive. There are first class educational facilities on your doorstep; within a couple of miles are Torquay boys and girls grammar schools as well as a number of well-regarded state and private sector schools.



What3Words

UPRN:

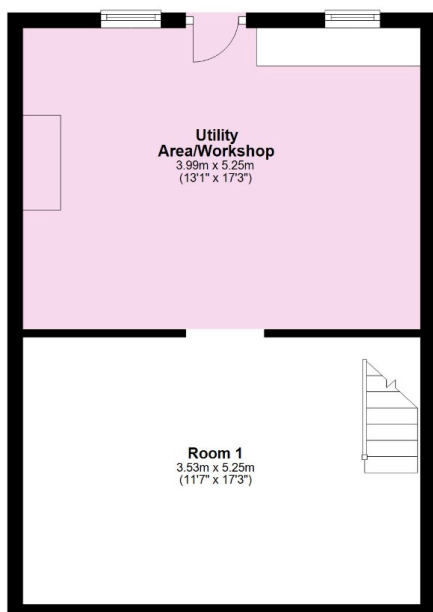
<https://what3words.com/edge.gladiators.bigger>

Agents Note:

The neighbouring properties have rear pedestrian access

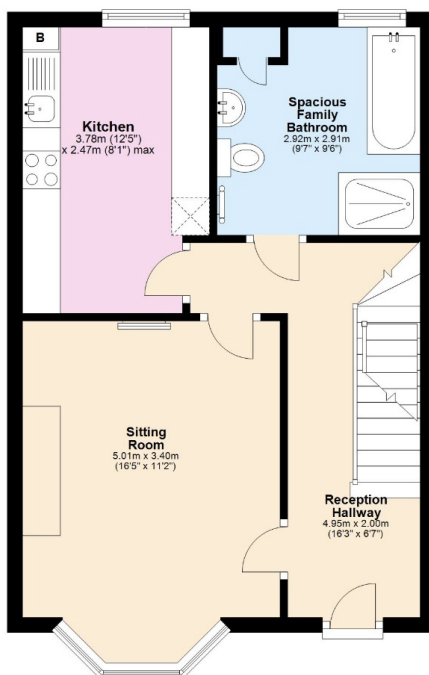
### Garden Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



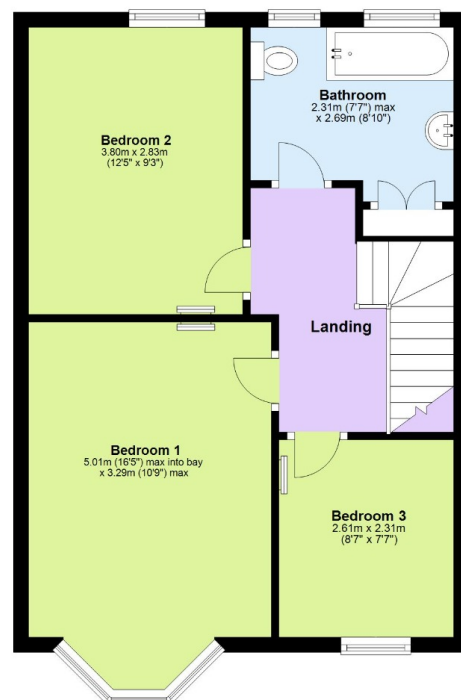
### Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.9 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 Wollens & Busbys Law for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying, Team Removals for removals & Saltwater Escapes for holiday letting management. 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: Wollens & Busbys Law £150, Greenlight Mortgages £300, McCluskey Surveyors £50, Team Removals £50 & Saltwater Escapes £100. We have carefully selected these associates for the quality of their work and customer service levels, the referral fees they give us is part of their marketing budget and does not affect the amount you pay.

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 by separate negotiation. 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.

