



Nut Bush Lane, Torquay, TQ2 6SG

**Guide Price: £425,000    Tenure: Freehold**





# Nut Bush Lane, Torquay, TQ2 6SG

A two bed detached bungalow

- Sought after residential location
- Entrance vestibule and reception hallway
- Sitting room with feature fireplace
- Modern fitted kitchen/dining room
- Conservatory and study
- Two double bedrooms, main with en suite shower room/WC
- Further shower room/WC and outside WC
- Attractively landscaped level front and rear gardens
- Ample driveway parking and single garage on a level plot
- EPC rating - TBC / Council tax band - D



Occupying a sought after location and situated on a level plot is superbly presented and spacious two bed detached bungalow

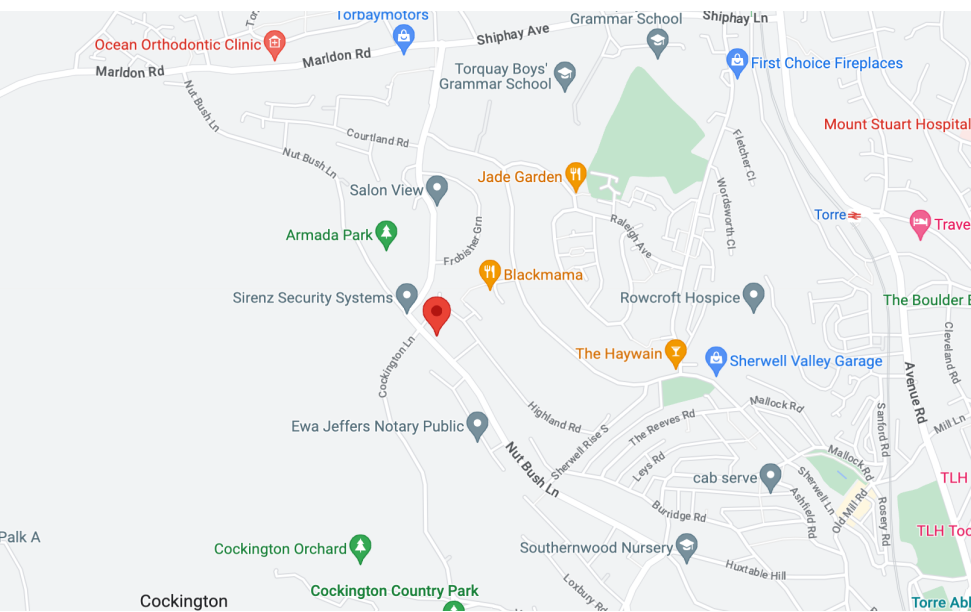
This superbly presented and well maintained two bed detached bungalow has accommodation set over one level briefly comprising of an entrance vestibule, reception hallway with built in storage, sitting room with feature fireplace, a quality modern fitted kitchen/dining room with built in appliances, conservatory, study, two double bedrooms with the main having an en suite shower room/WC and a further shower room/WC. The property also benefits from the installation of uPVC double glazing and gas central heating.





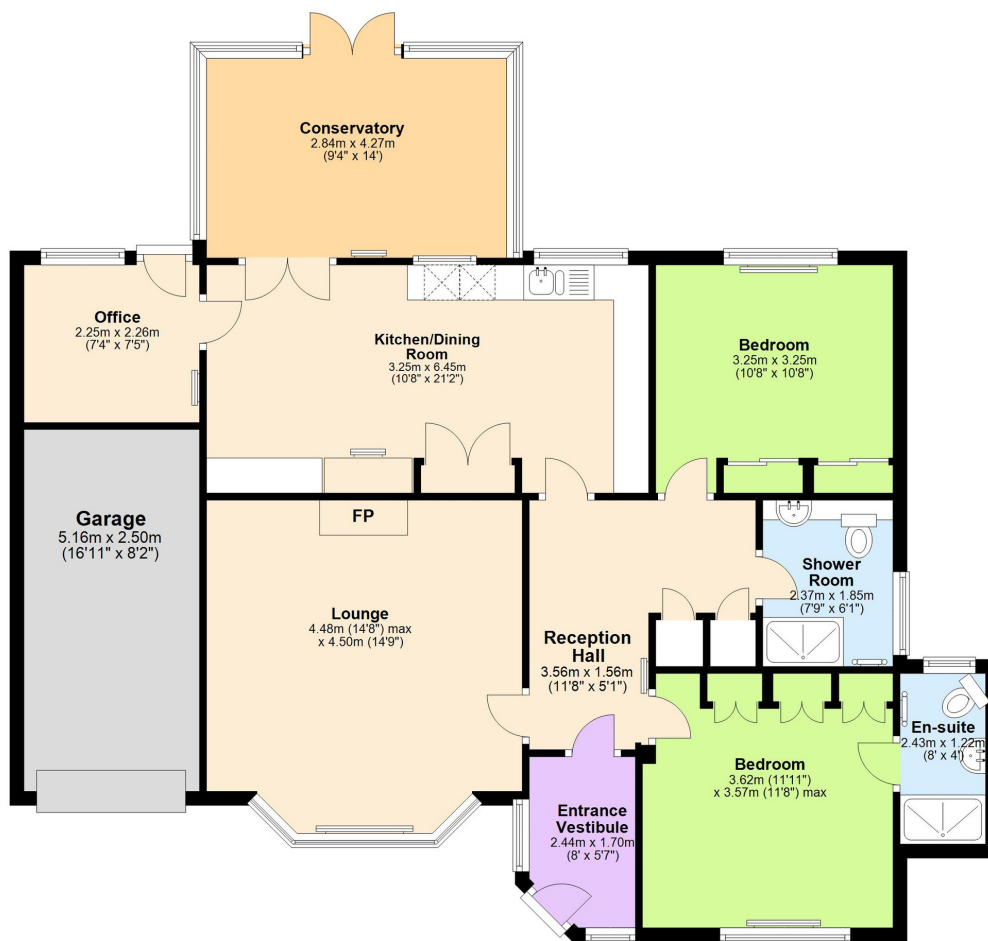
Outside there is driveway parking, a single garage and superbly landscaped front and rear gardens with an outside cloakroom/WC.

The property occupies a much sought after residential position within close proximity to both Grammar Schools and Torbay Hospital and the ring road which connects to Newton Abbot, Exeter and beyond. Torquay town centre and sea front are both within approximately 1.5 miles distance with its array of shops, facilities and amenities. An internal inspection is essential to appreciate the size, position and condition the accommodation boasts.



What3Words uPn:  
<https://w3w.co/trinkets.paints.gourmet>

## Ground Floor



Total area: approx. 117.3 sq. metres (1262.9 sq. feet)

Approx  
Plan produced using PlanUp.

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