



Sanford Road, Torquay, TQ2 6AN

**Price: £235,000    Tenure: Freehold**



# Sanford Road, Torquay, TQ2 6AN

A three bed terraced house

- Located a quarter of a mile from Torquay sea front
- Offered to the market with no onward chain
- Two reception rooms
- Modern fitted kitchen
- Three bedrooms
- Bathroom/WC
- uPVC double glazing and gas central heating
- Easy to maintain front and rear gardens with useful timber built shed
- Ideal first time buyer/investment property
- EPC - E / Council tax band - B



Located a quarter of a mile from Torquay sea front, town centre and harbourside, is this spacious three bedroom terraced house offered to the market with no onward chain...

This spacious three bedroom terraced house has accommodation set over two levels briefly comprising of a reception hallway, lounge, separate dining room and modern fitted kitchen. On the first floor there are three bedrooms and a modern fitted bathroom/WC. The property benefits from the installation of uPVC double glazing and gas central heating. Outside there is a front garden and an enclosed rear garden which has been laid for ease of maintenance with a useful timber built shed.



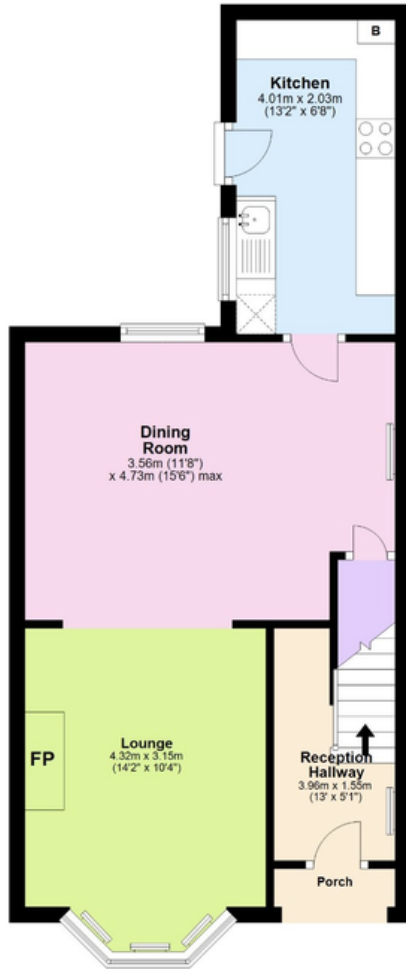
The property occupies a popular residential position within approximately a quarter of a mile from Torquay sea front. It also has easy access to both Grammar schools and Torbay Hospital as well the the ring road which connects to Newton Abbot, Exeter and beyond. The property is offered with a vacant possession and an internal inspection is highly recommended to appreciate the size and position of the accommodation on offer.



What3Words uPn:  
<https://what3words.com/irrigated.hologram.ridge>

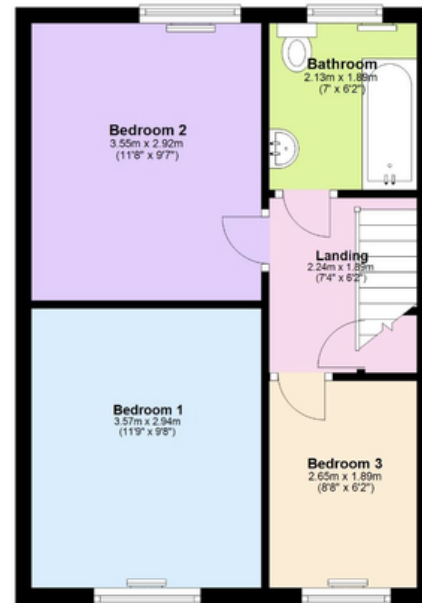
## Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 79.0 sq. metres (850.0 sq. feet)

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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.

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