



Ridgewater

Local • Independent • Experts

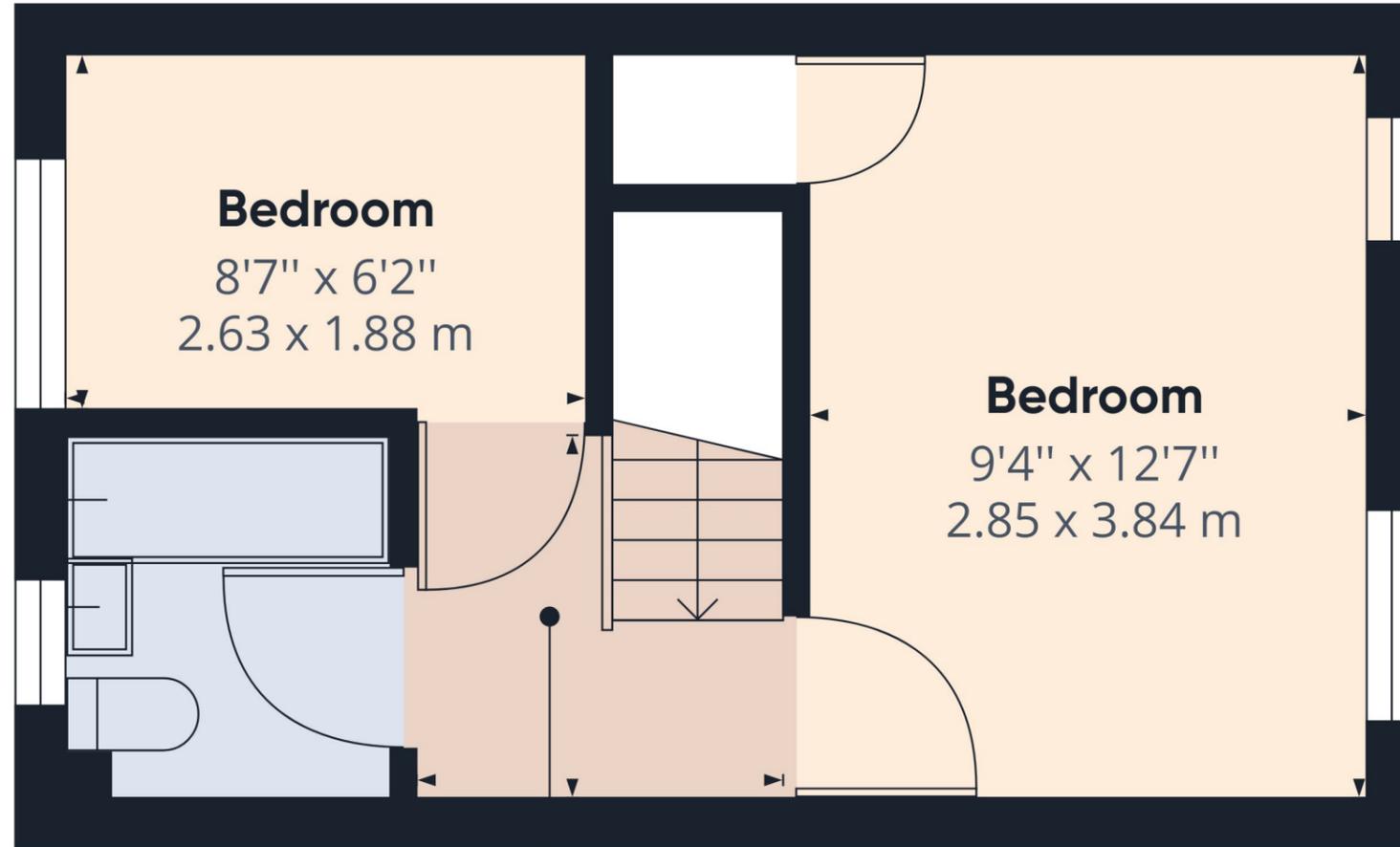
**2 Bedroom Semi-Detached House for Sale in Falmouth
Close, Torquay**

£215,000

FLOOR PLAN



FLOOR PLAN



Landing
5'10" x 6'1"
1.78 x 1.85 m

Floor 1 Building 1

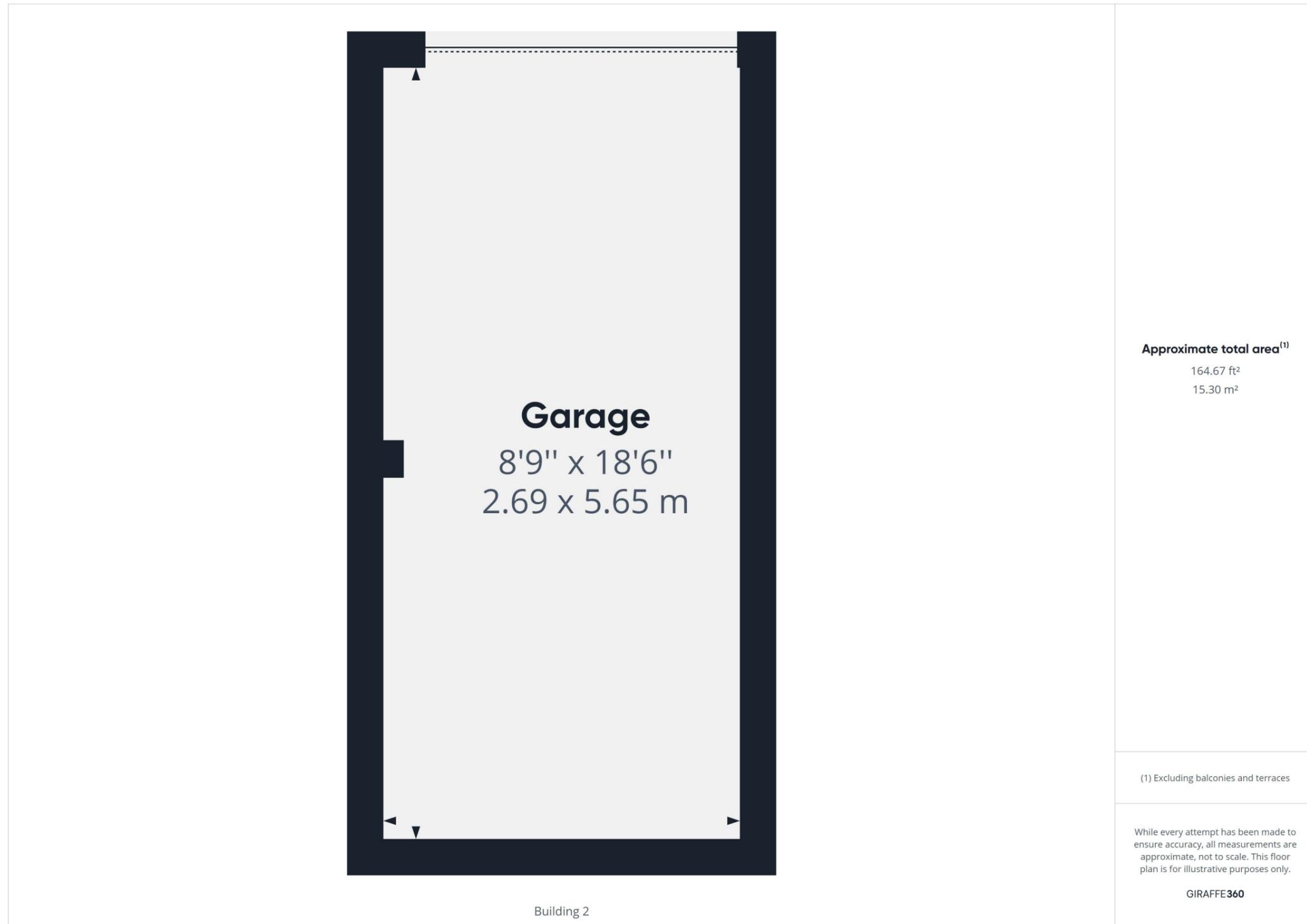
Approximate total area⁽¹⁾
234.76 ft²
21.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

FLOOR PLAN



Charming Semi-Detached House in Desirable Torquay Cul-De-Sac

This delightful semi-detached house, nestled within a peaceful cul-de-sac, presents an excellent opportunity to acquire a lovely home in the sought-after residential area of Torquay. Offered for sale Chain Free, this property features two bedrooms, a spacious lounge/diner with access to the garden, a well-equipped kitchen, and a bathroom. Boasting gas central heating and double glazing, this home ensures comfort and energy efficiency throughout the year.

- **Key Features:**
- **Peaceful cul-de-sac location in a popular residential area**
- **Lounge/diner with sliding doors opening to the rear garden, offering a serene view of the trees**
- **Front bedroom enjoys pleasant views over the surrounding area towards the hills in the distance**
- **Gas central heating and double glazing for optimal comfort**
- **Front and enclosed rear gardens provide a delightful outdoor space**
- **Driveway leading to a convenient garage**

Location:

The property is conveniently located close to a wide range of local amenities, including shops, a post office, a doctor's surgery, and a chemist, all within a short 5-minute drive. Families will appreciate the choice of several schools in the area, and the nearby greenspace of Kitson Park offers an opportunity to enjoy nature and outdoor activities. For commuters, easy access to the South Devon Highway, A380, and M5 to Exeter and London ensures seamless travel.

Accommodation:

Ground Floor:

Welcoming hallway with a UPVC door with patterned pane and radiator

Spacious lounge/diner 12'7" X 12'7" (3.85m X 3.86m) featuring UPVC double glazed sliding patio doors and a lovely outlook over the garden.

Well-appointed kitchen 8'4" X 8'6" (2.56m X 2.50m) with modern, light-colored units with black worktop and ample storage space, space for cooker, washing machine and fridge/freezer

First Floor:

Landing with access to the loft and radiator

Master bedroom 12'7" X 9'4" (3.84m X 2.85m) with two UPVC double glazed windows providing views of the garden and surrounding area, radiator and cupboard containing boiler for gas central heating.

Second bedroom 8'7" X 6'2" (2.63m X 1.88m) with a UPVC double glazed window offering views over the front, radiator

Bathroom featuring a panelled bath with shower over, wash hand basin with storage, and a low-level W.C.

Outside:

The property is approached via a pathway and steps leading to the front door, with an adjoining lawn. The rear garden offers a level decked area, a lawn garden, and flower beds surrounded by shrubs, creating a private and tranquil outdoor space. Additionally, a driveway provides convenient parking and leads to the garage.

Garage 18'6" x 8'9" (5.65m x 2.69m)

This charming semi-detached house is an ideal family home or investment opportunity in Torquay's desirable residential area. We recommend early viewing to fully appreciate the comfort and potential this property offers. For further information or to arrange a viewing, please contact us

Note: All room measurements are approximate and for guidance purposes only.

EPC= B

Council Tax Band = B

PHOTOS





Paignton Office

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

Tel: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk



Torquay Office

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

Call: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk

Consumer Protection from Unfair Trading Regulations 2008 The agent has 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.