



40 St. Marychurch Road, Torquay – TQ1 3JE

Guide Price £325,000







## 40 St. Marychurch Road

Torquay, Torquay

Absolute Sales and Lettings are proud to present this well-presented three bedroom semi-detached residence, offered to the market with no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious accommodation
- Three generous sized bedrooms
- Open plan living/dining room
- Fitted kitchen
- Ample driveway parking
- Garage
- Good Sized Front & Rear Gardens
- No onward chain
- Early viewing highly recommended





# 40 St. Marychurch Road

Torquay,

The property occupies a convenient residential position within approximately half a mile of Torquay town centre, seafront and deep water marina with their enviable array of restaurants, cafes, shops, facilities and further amenities. St Marychurch Road is also within easy access to the ring road which connects Newton Abbot and Exeter beyond. The beautiful Babbacombe and Oddicombe beaches are also nearby, with their stunning scenery and coastal cafes, perfect for those who enjoy paddle boarding, kayaking, swimming and/or fishing. There are also highly regarded nearby schools within close proximity to this lovely property, as well as plenty of local bus links.

## Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

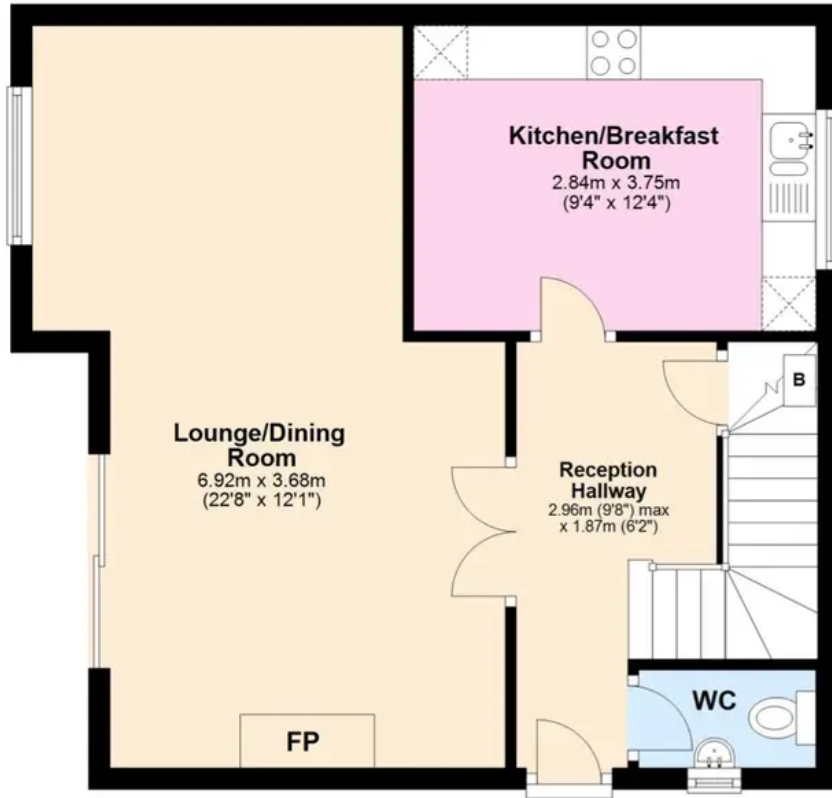
01803 214214

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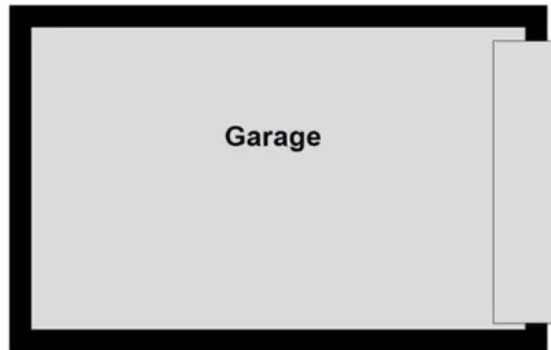
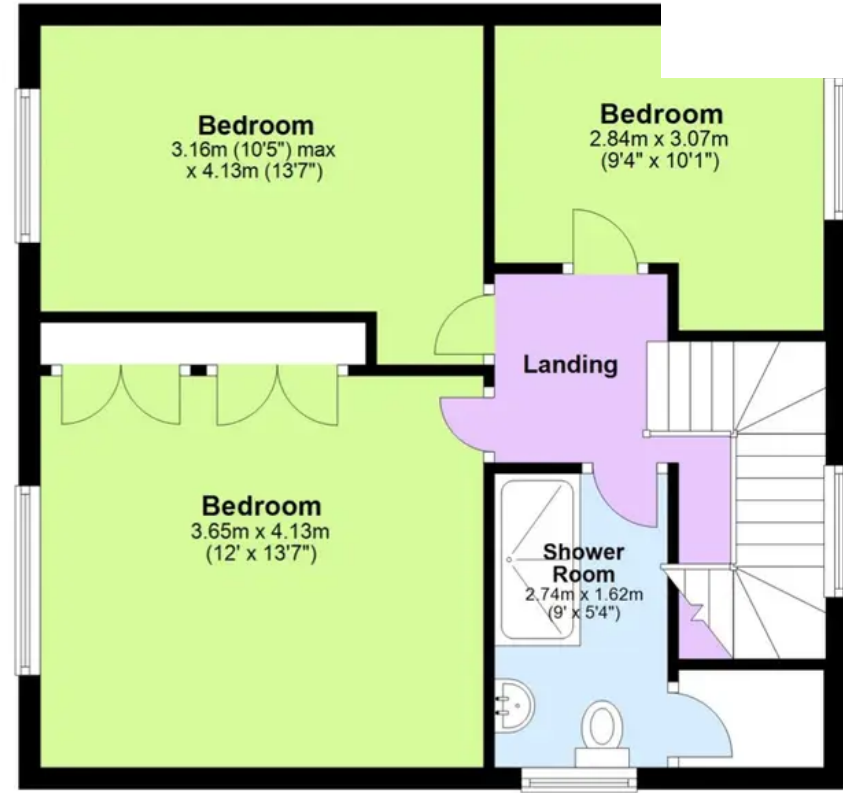
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## Ground Floor



## First Floor



Total area: approx. 97.9 sq. metres (1054.1 sq. feet)

Approx  
Plan produced using PlanUp.