



A spacious three-bedroom end of terraced family home. Located in a quiet cul de sac in Torquay, this property benefits from off road parking and a fair-sized rear garden. The property is ready to move in to and has NO ONWARD CHAIN.

2 Staddon Gardens | Torquay | TQ2 8BB

**complete.**

thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

802 SQ FT



LOCATION

Torquay



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

D 60



COUNCIL TAX BAND

C



### in a nutshell...

- Off Road Parking
- Spacious Family Home
- Good Sized Garden
- Close to Amenities
- Cul De Sac Location
- Well Presented Throughout
- CHAIN FREE





## the details...

### THE PROPERTY

Check out this spacious end-terrace family home with three bedrooms, parking, and an enclosed south facing rear garden, in a cul-de-sac location in the popular seaside town of Torquay.

Inside, it has light and neutral decor throughout and feels warm and welcoming with gas central heating and double glazing.

The accommodation briefly comprises, on the ground floor, an entrance hallway, a convenient, ground floor cloakroom with a WC and basin, a spacious living room with a staircase to the first floor, a storage area and cupboard beneath, and a generously sized, kitchen/dining room with a fitted kitchen that has plenty of worktop and cupboard space, tiled splashbacks, a double-oven, gas hob, floor space for an upright fridge/freezer, and space with plumbing beneath the worktop for a washing machine. There is plenty of space for dining table and seating, perfect for any occasion, beside sliding patio doors to the rear garden, and a wall-mounted condensing combi-boiler provides the central heating and hot water on demand.

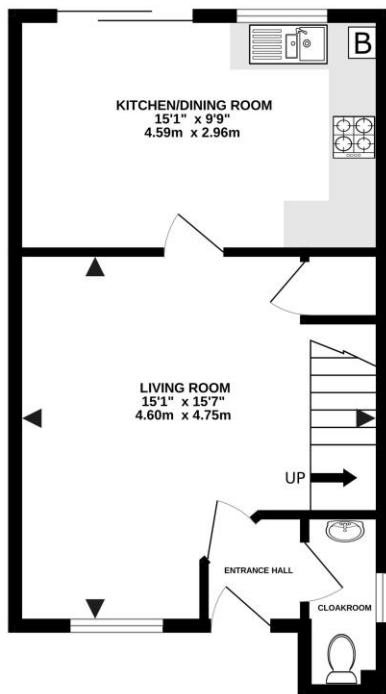
Upstairs, there are three bedrooms, two similarly sized doubles, one with a fitted wardrobe, and a single, and a family bathroom containing a white suite, comprising a bath and shower over, a pedestal basin, a WC, and an airing cupboard with slatted shelving for linen.

Outside, the rear garden is a decent size, is fully enclosed making it safe for both children and pets, and faces due South, enjoying plenty of summer sunshine. There is a small timber shed at the side of the property and a gate provides alternative access to the tarmac driveway where there is space for one car, with more on-road if required.

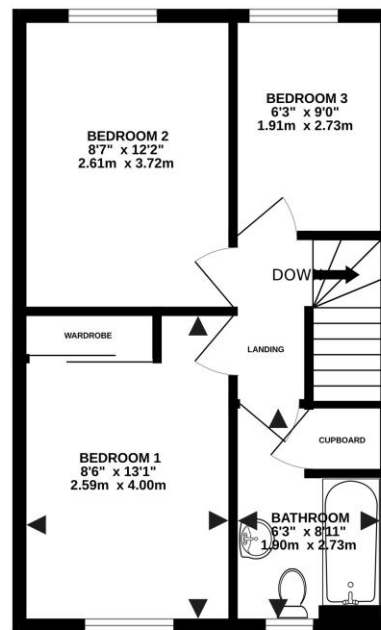


## the floorplan...

**GROUND FLOOR**  
406 sq.ft. (37.7 sq.m.) approx.



**1ST FLOOR**  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.

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## the location...

Torquay is a seaside resort town on the English Channel in Devon, Southwest England. Known for beaches such as Babbacombe and cliffside Oddicombe, its coastline is nicknamed the English Riviera. Torquay Harbour, near the town centre, offers shops, cafes and a marina.

### Shopping:

St Marychurch Precinct: 0.9 miles

The Willows: 1.8 miles

Town Center: 2.4 miles

### Relaxing:

Torquay Golf Club: 0.4 miles

The Beach: 1.6 miles

Childrens Play Park: 0.4 miles

King George Park: 0.2 miles

### Travel:

Local Bus Stop: 0.2 miles

Train Station: 2.0 miles

Exeter Airport: 23.1 miles

### Schools

Primary School: 0.9 miles

Secondary School: 0.8 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ2 8BB**

## how to get there...

From Babbacombe Downs, follow Babbacombe Road away from Torquay. As it branches around to the right, follow St Marychurch Road and take the second exit over the roundabout. Continue along with Torquay Golf Club on your right-hand side and take the second exit again at the next roundabout. Take a left onto Pavor Road and then a right onto Fore Street. Once on Fore Street take another right hand turn onto Sutherland Drive and the Staddon Gardens Cul De Sac can be located on the right hand side.





Need a more complete picture? Get in touch with your local branch...

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