



## Modern 3 storey Townhouse

CHECK OUT this modern, SEMI-DETACHED Townhouse. Close to Torbay Hospital. Living Room + Kitchen Dining Room. 3 Bedrooms, En-suite Shower & Bathroom. INTEGRAL GARAGE & Parking, SUNNY Southwest landscaped Garden. Located near to local Shops, Schools, easy access to A380, Newton Abbot, Exeter, and M5

11 Kingsley Avenue | Torquay | TQ2 7GU





PROPERTY TYPE

Semi Detached Town House



SIZE

1,227 sq ft



LOCATION

TOWN



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

77 C



COUNCIL TAX BAND

D



### in a nutshell...

- 3 Bedrooms
- Kitchen Dining Room
- Living Room overlooking Garden
- Main Bedroom + En-suite Shower
- Superb Condition throughout
- Rear Landscaped Garden + Patio
- Close to the Torbay Hospital
- Walking Distance to Local Schools
- Local Shops & Amenities - Good transport links







## the details...

CHECK OUT this modern Semi-Detached FAMILY HOME. Arranged over 3 floors.

This property is located in a popular new development, close to Torbay Hospital, local Schools, Shops, Amenities and juts a short drive to the beach and seaside Town Of Torquay, with Paignton, Brixham, Dartmouth, Totnes, and Newton Abbot, & more, not far away either.

Inside, it is beautifully presented with light and neutral decor throughout, it feels warm and welcoming with gas central heating and double-glazing, and it is arranged over three floors offering versatile accommodation, ideal for a family.

The accommodation comprises, on the ground floor, an entrance hallway with a staircase rising to the first floor, a convenient cloakroom with a WC and corner basin, and a door into the side of the integral garage that has been converted into a studio.

Upstairs, on the first floor, is a spacious living room filled with light from a wide window to the front, and patio doors to the rear garden, and a fabulous, kitchen/dining room that has ample room for a table and seating, ideal for any occasion, and a modern fitted kitchen that has plenty of worktop and cupboard space, a double-oven, gas hob and filter hood, an integrated fridge/freezer, washing machine, and dishwasher, and a handy back door to the garden.

The spacious landing has a staircase rising to the top floor, where there are three bedrooms, two doubles, and a single, the principal bedroom having fitted wardrobes, and an ensuite shower room, and completing the accommodation is a family bathroom containing a bath and shower over, a WC, a basin, and an airing cupboard.

Outside, the rear garden is beautifully landscaped and required minimal maintenance, with a paved patio and areas of decorative gravel, creating a wonderful, tranquil outside space, great for a barbecue or a get-together with family and friends, and southwest facing it enjoys plenty of summer sunshine. There is a pond, an outside tap and splashproof power points for convenience, water butts harvesting rainwater, and steps lead down the side of the property to a gate to the front, where there is a timber shed for secure storage, and block-paved driveways providing parking for at least two cars with more on-road if required. At the front of the property is a lawn with several palms.

TENURE- Freehold  
EPC RATING- C  
Council Tax Band- D

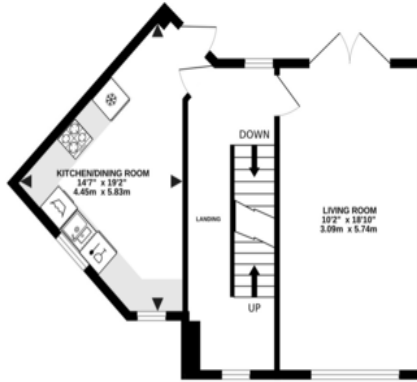


# the floorplan...

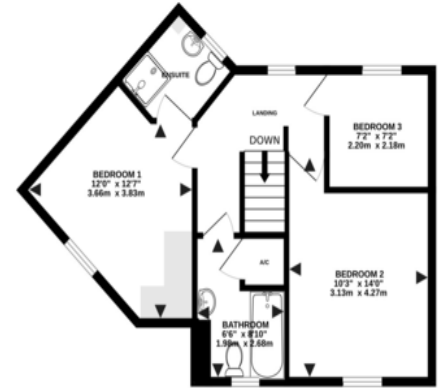
**GROUND FLOOR**  
308 sq.ft. (28.6 sq.m.) approx.



**1ST FLOOR**  
458 sq.ft. (42.5 sq.m.) approx.



**2ND FLOOR**  
461 sq.ft. (42.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.**

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