

11 Kents Road, Torquay - TQ1 2NL Guide Price £550,000











11 Kents Road

Torquay, Torquay

Impressive Victorian 3-bed semi-detached villa in Wellswood. Elegant interior with high ceilings, modern kitchen, cellarage, office, utility room. Three double bedrooms, one en suite, family bathroom. Driveway, gardens. Prime location blending history with modern living. Viewing highly recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

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The property occupies a much sought after residential position within the heart of Wellswood being within a short stroll form the boutique style shops and facilities in Wellswood Village. It is also within close proximity to Ilsham Valley and Meadfoot Beach with Torquay harbourside and marina being within approximately 1 miles distance.



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Ground Floor Approx. 73.9 sq. metres (795.1 sq. feet) Basement
Approx. 61.7 sq. metres (664.5 sq. feet) First Floor Approx, 68.4 sq. metres (735.8 sq. feet) Bedroom Kitchen/Dining Bedroom 3.66m x 4.46m (12' x 14'8") 4.23m x 5.54m (13'11" x 18'2") Room 3.66m (12') x 5.62m (18'5") max En-suite 1000 Landing Hallway Laundry Room 1.28m x 3.45m (4'2" x 11'4") Entrance Vestibule 1.71m x 1.67m (5'7" x,5'6") Entrance Hall Bathroom 2.05m x 3.21m (6'9" x 10'6") Workshop/store Bedroom 4.17m x 5.52m (13'8" x 18'1") Living room 4.67m x 5.46m (15'4" x 17'11") Room 4.53m x 5.52m (14'10" x 18'1") WC FP

