







## 35 Lydwell Park Road

Torquay, Torquay

Nestled in the heart of the highly sought-after Wellswood village, is this impressive 3-bedroom mid-terraced townhouse which presents an exceptional opportunity for those seeking a harmonious blend of coastal life and urban convenience. Situated just a stone's throw away from the picturesque Babbacombe Downs, this residence encapsulates the best of both worlds. Boasting a bright and inviting ambience throughout, this home showcases three double bedrooms, each offering a sanctuary of comfort. An added convenience is the downstairs toilet/wc. The chic interior design is accentuated by the presence of feature white shutters, enriching the overall aesthetic appeal of the property. The spacious kitchen and dining area exudes elegance, with views extending into the private courtyard style garden. The property is enhanced by abundant integrated storage solutions.

Stepping outside, a generous and sunlit courtyard awaits, offering a delightful retreat for both indoor and outdoor living. The patio and decking areas provide an idyllic setting for hosting gatherings and social events, while a good-sized single garage stands ready to accommodate off-road parking with ease. Additionally, the option to park outside of your gate used to access the garage adds a layer of convenience to your daily routine.



## GARDEN

A good sized and sunny courtyard with a patio and decking area for entertaining family and friends.

## Garage

Single Garage

A good sized single garage suitable for off road parking, as well as the option to park outside of your gate used to drive into the garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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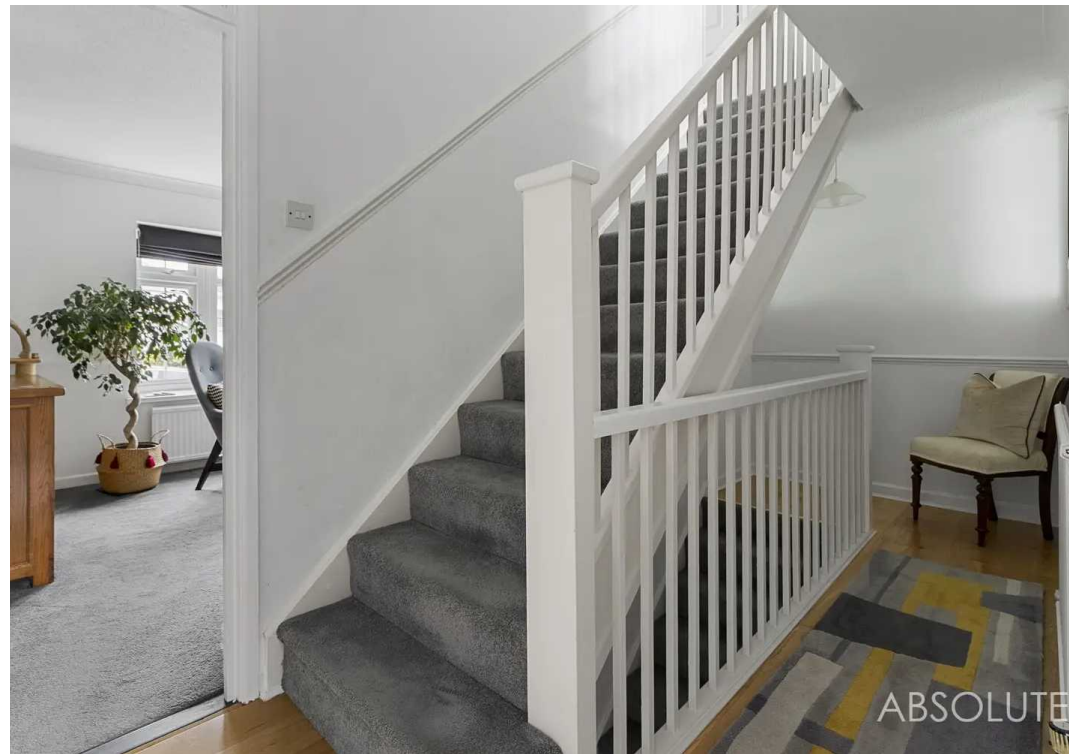
Lydwell Park Road is situated only a stones throw away from the sought after and highly regarded centre of Wellswood village, which offers a prime selection of restaurants, cafes, shops and boutiques as well as a post office and pharmacy enabling you to have everything you need, on your door step. The picturesque Meadfoot beach and Ilsham Valley are also only a short stroll away, perfectly suited for those who enjoy coastal walks and water related activities whilst surrounded by stunning scenery. Babbacombe Downs and Oddicombe beach are within a short distance, which offer a wonderful array of restaurants, cafes, independent shops and further amenities, including the ever popular Cary Arms & Spa. The St Marychurch precinct is also within close proximity. Just a short drive away is the lively Torquay town centre, seafront and deep water marina, which offer bus connections to the neighbouring towns of Brixham and Paignton and further afield to Newton Abbot, Dawlish and beyond, as well as a further enviable array of amenities and facilities.







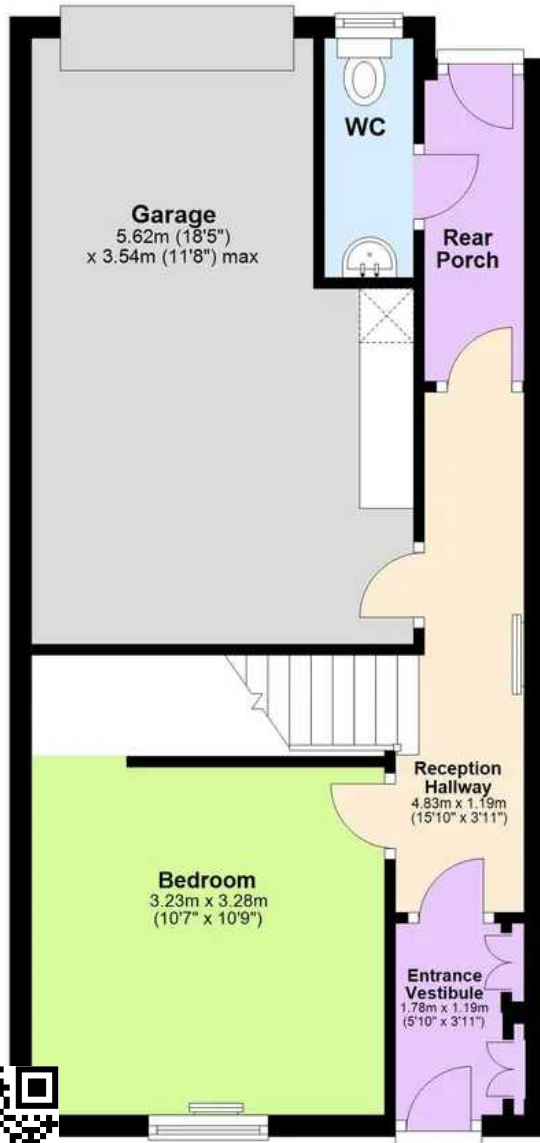
ABSOLUTE





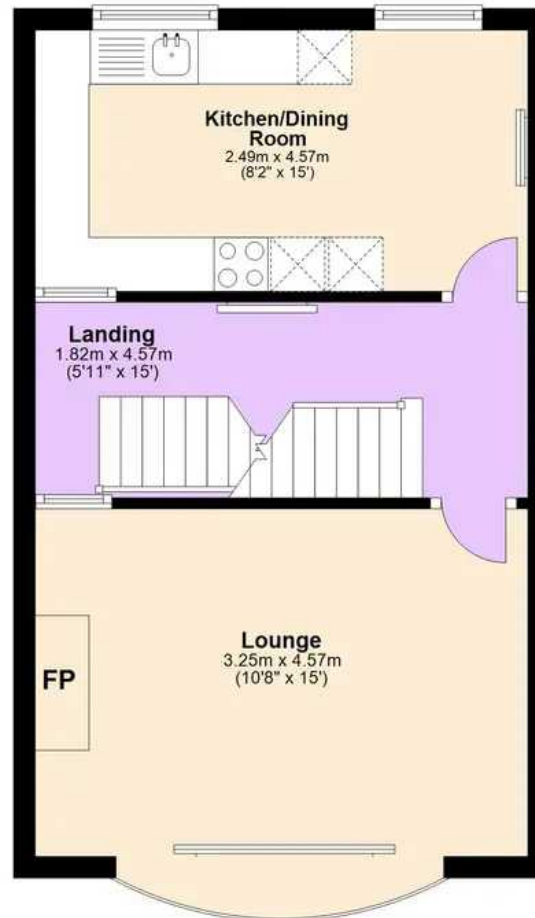
## Ground Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



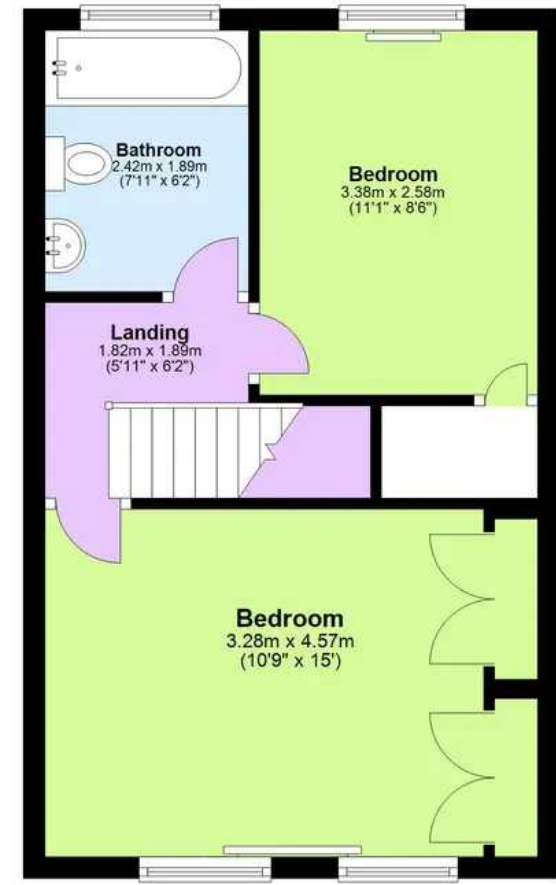
## First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



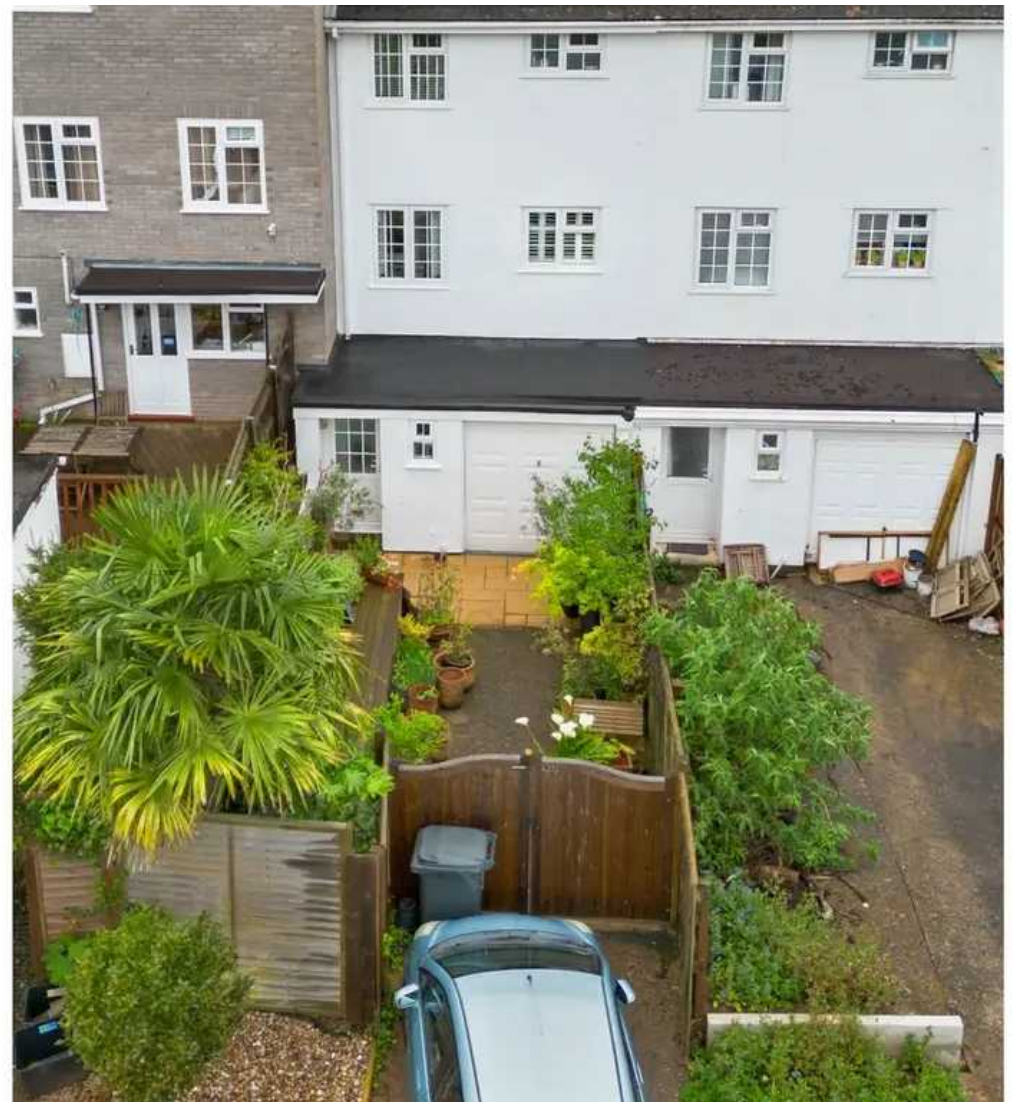
## Second Floor

Approx. 35.2 sq. metres (379.4 sq. feet)



Approx  
Plan produced using PlanUp.





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