





5 Courtland Road

Torquay, Torquay

Presenting an exceptional opportunity to acquire a well-appointed residence, we are pleased to offer this immaculate, 3 bedroom semi-detached house located in a sought-after residential area.

Upon entrance, you are greeted by a well-presented interior boasting a thoughtful layout that enhances every-day liveability. The ground floor comprises a spacious lounge that seamlessly flows into a separate dining area. The modern fitted kitchen offers ample storage space and high-quality appliances for convenience and functionality. A downstairs cloakroom/WC adds further practicality to the living space, catering to the needs of modern living.

Ascending the staircase, one discovers the first floor which hosts three generously proportioned bedrooms, each providing a comfortable retreat for the occupants. The modern fitted four-piece bathroom/WC features contemporary fixtures and fittings that elevate the overall appeal of the property.



Externally, the property benefits from a long driveway with timber gates, providing secure off-road parking and enhancing the privacy of the residence. The good size front garden offers a welcoming entrance, creating a pleasant first impression for residents and visitors alike. Additional features include a single garage that provides convenient storage solutions for vehicles and household items. The enclosed, level rear garden, offers a private outdoor space for relaxation and recreation. Perfect for outdoor dining or simply unwinding in the fresh air, the garden adds another dimension to the property, further enhancing its appeal.

Overall, this property represents a rare opportunity to acquire a modern, well-maintained home in a desirable location. With its spacious interior, quality finishes, and convenient amenities, this 3 bedroom semi-detached house offers a comfortable and stylish living environment for its new owners to enjoy for years to come. Schedule a viewing today to experience the charm and convenience of this impressive residence firsthand.

Rear Garden

The rear garden is level and laid largely to lawn and enclosed by a combination of mature hedging and timber fencing.

Front Garden

The level front garden is laid largely to lawn.

Single garage

On street parking

Driveway parking for approximately 2-3 cars



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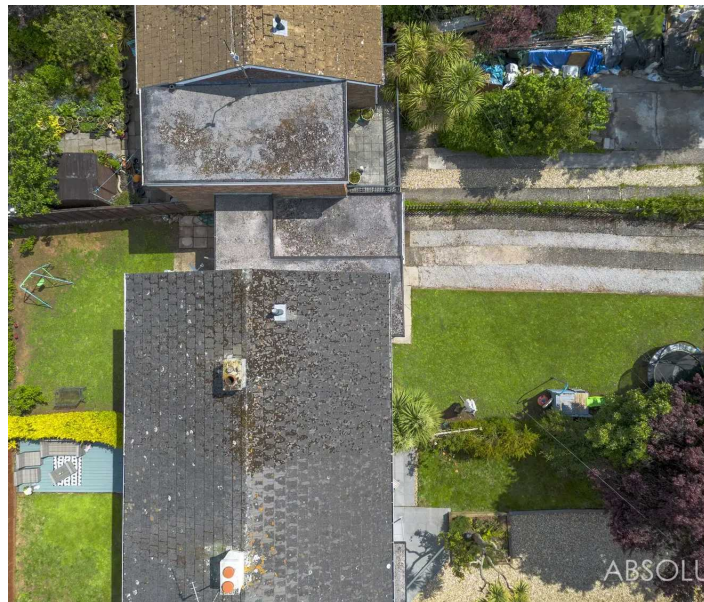
The property occupies a much sought after residential position in Shiphay, Torquay, within close proximity to Sherwell Valley Primary School, both highly regarded Grammar schools, Torbay Hospital and the ring road which connects to Newton Abbot, Exeter and beyond, allowing great access for work commutes. Also within close proximity is the ever popular Willows shopping precinct and The Wren Retail Park, which offer a brilliant selection of supermarkets, home furnishing stores, a pharmacy and more. The lively Torquay town centre, sea front and deep water marina are all within approximately 2.5 miles distance, which boast an enviable selection of restaurants, cafes, shops and further amenities. The town centre also offers bus routes to the neighbouring towns of Paignton, Brixham, Newton Abbot and Dawlish as well as Torquay Train Station which offers further connections.

Council Tax band: C

Tenure: Freehold

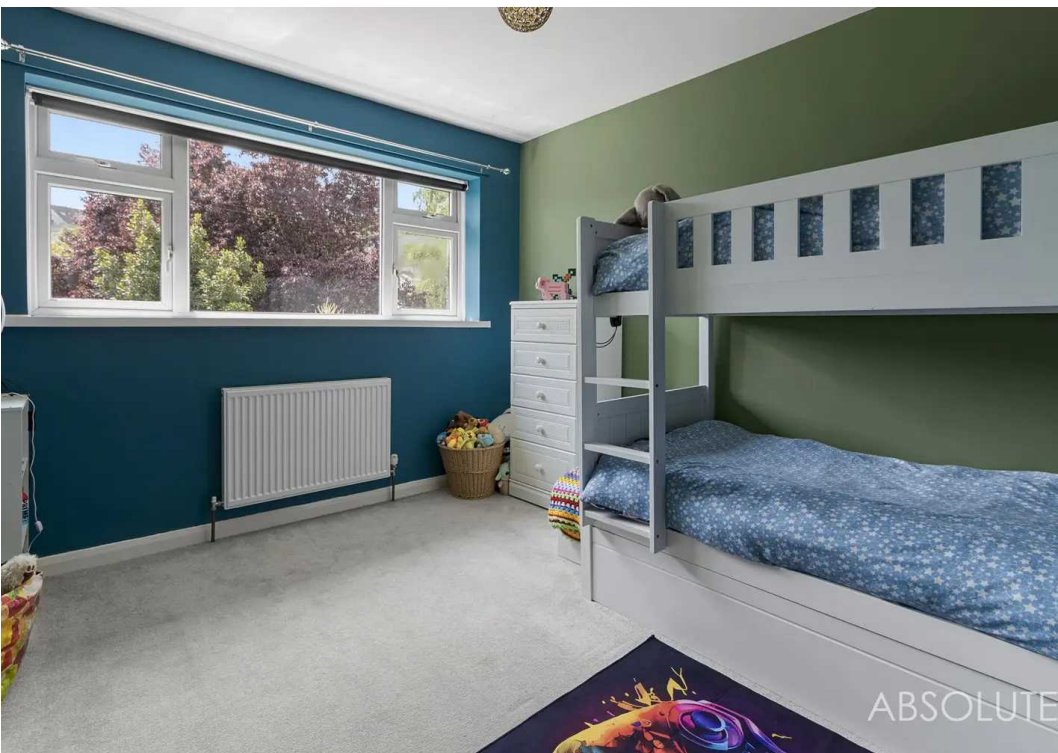
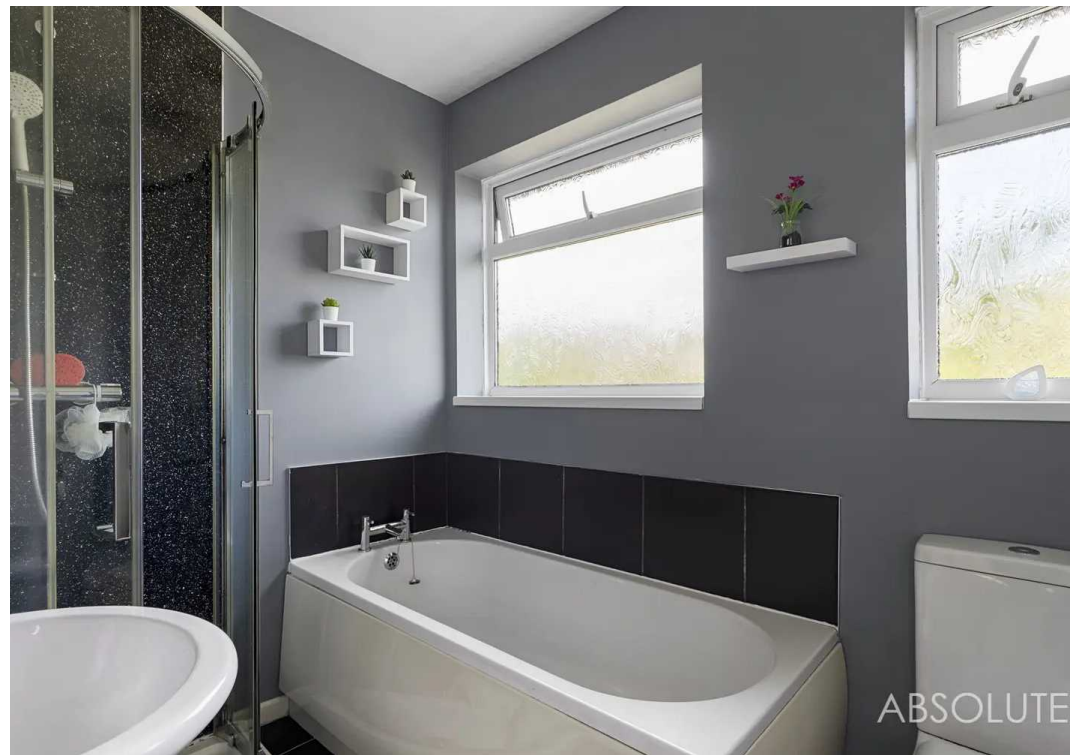
EPC Energy Efficiency Rating: D

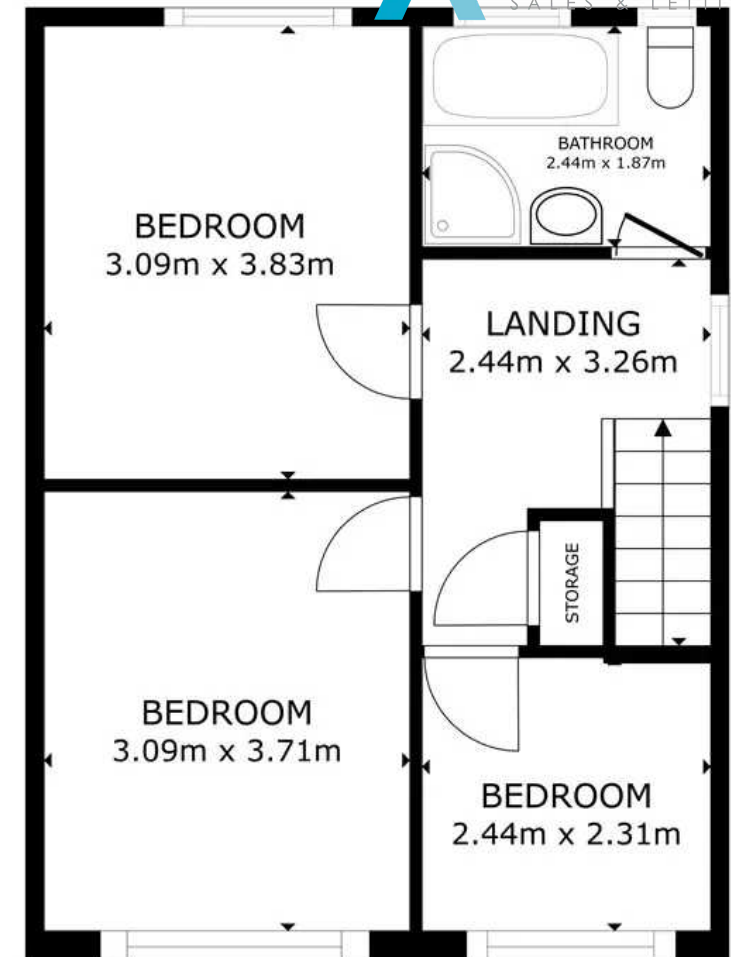
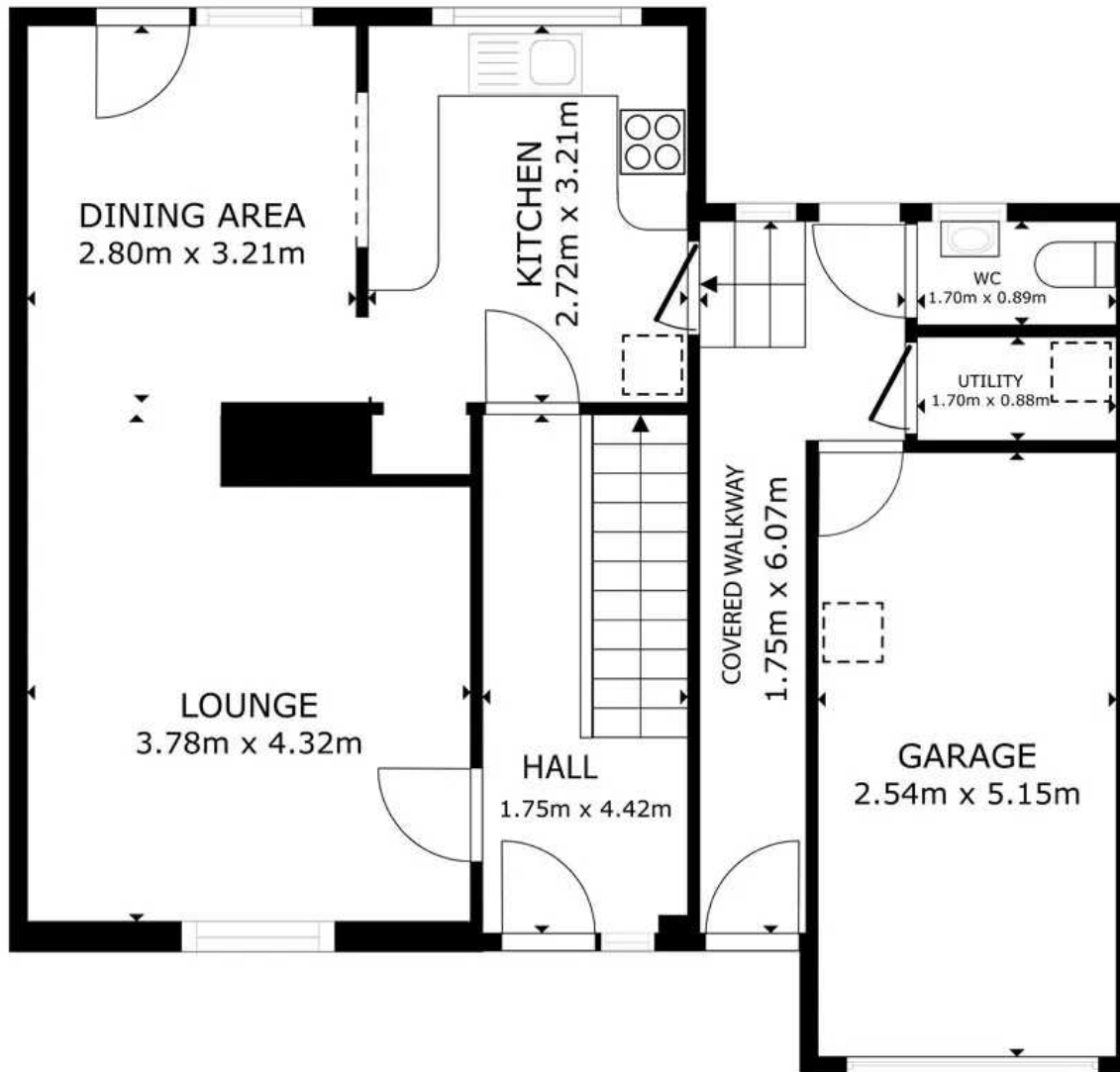
EPC Environmental Impact Rating: D





ABSOLUTE





GROSS INTERNAL AREA
 FLOOR 1 54.8 m² FLOOR 2 42.9 m²
 EXCLUDED AREAS : GARAGE 13.1 m²
 TOTAL : 97.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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