



Sherwood Rosehill Road, Torquay – TQ1 1RJ  
£350,000

 **ABSOLUTE**  
SALES & LETTINGS







## Sherwood Rosehill Road

Torquay

Charming 3-bed period home with characterful features. Kitchen/diner, 2 reception rooms, office/4th bedroom, ground floor shower room, family bathroom, store room, utility room and garden with vegetable beds. Stunning views and contemporary comforts in popular location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Popular residential location
- Period property with original features
- Superb views
- Kitchen/diner
- Two sitting rooms
- Two bathrooms
- Three bedrooms
- Utility room and home office/4th bedroom
- Front and rear gardens





# Sherwood Rosehill Road

## Torquay

Set within a popular residential area, this neighbourhood is convenient not only for the town and harbourside but for the village style community of Wellswood with excellent local facilities including Church, pub, restaurants, cafes and shops. From Wellswood the road winds through Ilsham Valley to the beach at Meadfoot which has parking and a waterside café. There are many schools within easy reach (subject to any catchment area rules). SERVICES Mains water, gas, electricity, and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

### Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

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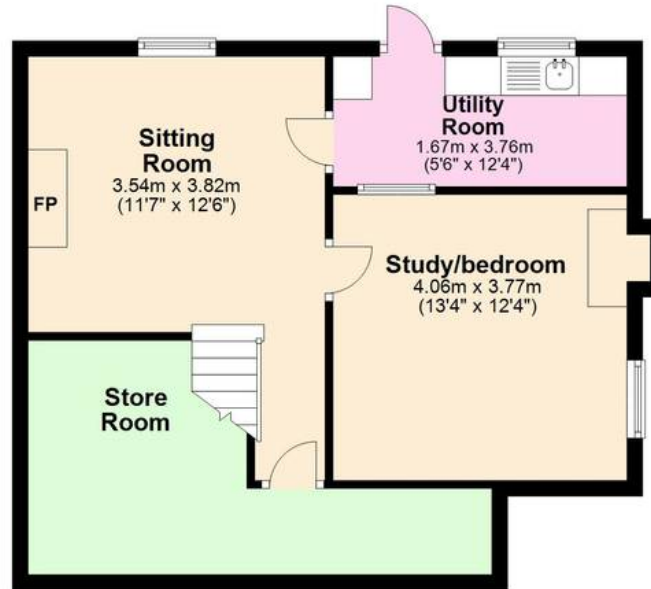
[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

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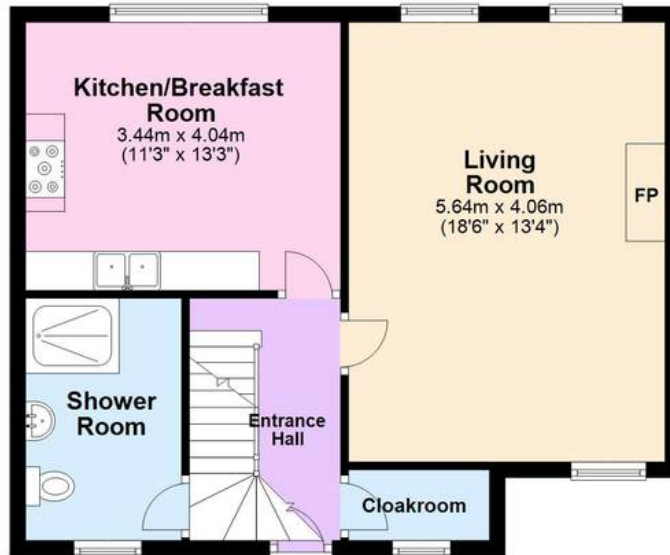




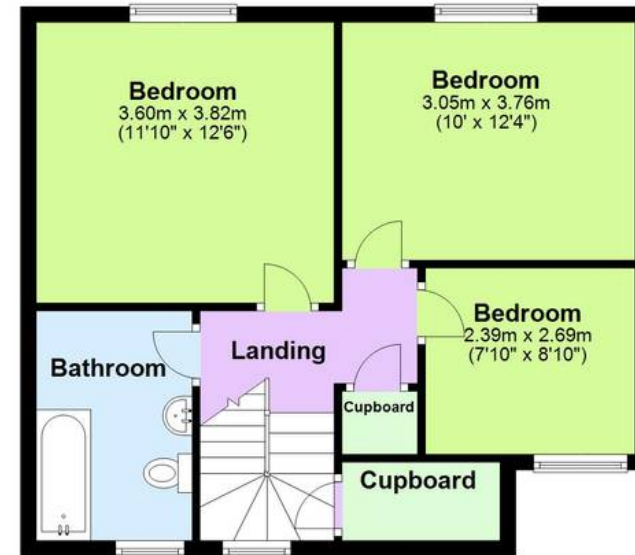
**Lower Ground Floor**  
Approx. 50.4 sq. metres (542.6 sq. feet)



**Ground Floor**  
Approx. 52.2 sq. metres (562.2 sq. feet)



**First Floor**  
Approx. 49.1 sq. metres (528.8 sq. feet)



Total area: approx. 151.8 sq. metres (1633.7 sq. feet)

Approx  
Plan produced using PlanUp.

