



10 Court Road, Torquay - TQ2 6SE

Guide Price £575,000





## 10 Court Road

Torquay, Torquay

Property in sought-after location with stunning views of Cockington Valley. Sophisticated interior with spacious rooms, modern kitchen, and luxurious bathroom. Lower ground floor offers annexe/home office potential. Front and rear gardens, driveway parking. Ideal for buyers seeking tranquillity.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Much sought after location enjoying stunning rolling countryside views over Cockington Valley
- Sitting room and separate dining room with access to an enclosed balcony enjoying superb rolling countryside views
- Quality modern fitted kitchen breakfast room with built in appliances
- Three double bedrooms
- Modern fitted bathroom/WC
- Lower ground floor level offering potential annexe or home office
- Lower ground floor is currently arranged with a kitchen area, cloakroom/WC and separate shower room
- Lower ground floor also has two rooms and a sun lounge
- Front and rear gardens



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Torquay, Torquay

The property occupies a much sought after residential position on the edge of Cockington Village within close proximity to local primary school, both Grammar schools and Torbay Hospital. It has easy access to the ring road which connects to Newton Abbot, Exeter and beyond with Torquay town centre, sea front and deep water marina all being within approximately 2 miles distance.

## Absolute Sales & Lettings

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**Garden Floor**  
Approx. 64.5 sq. metres (694.6 sq. feet)



**Ground Floor**  
Approx. 137.1 sq. metres (1475.7 sq. feet)

