



12 Berea Road, Torquay

£215,000 Freehold

Bay Windows • Gardens • Sun Room • Mid Terraced House • Lounge/Diner • On Street Parking • Close To Town Centre

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the key to your home



This three-bedroom mid-terraced house is located in a convenient area of Torquay, just a short distance from the town centre. The property is in need of modernisation, offering the opportunity for buyers to put their own stamp on it and create a home to their liking.

The house begins with an entrance hallway, providing access to the ground floor rooms. The large lounge/diner has dual aspect windows, allowing plenty of natural light to fill the space. It's a good-sized room, ideal for both relaxing and dining, and offers flexibility in how it can be arranged.

The kitchen, located at the rear of the property, has a range of wall and base units with contrasting worktops. It includes a built-in single oven, stainless steel sink, and a four-burner gas hob with an extractor fan. The kitchen leads to a sunroom, which could be used for additional seating or dining and offers access to the garden.

Upstairs, there are three bedrooms, two of which are double rooms and one single. Bedroom 2 has a built-in sink unit and views to the rear. Bedroom 1, located at the front of the property, features a bay window.

The bathroom includes a full-size bath with a shower over, a low-level WC, and a wash hand basin, with an obscure window to the rear for privacy.

The property also has a small rear garden, offering space for outdoor use. While the house is in need of some modernisation, it presents great potential and is an excellent opportunity for those looking to invest in a property close to Torquay's town centre.

Measurements

Lounge/Diner - 25'10 x 11'3 (7.87m x 3.43m)

Kitchen - 8'9 x 7'3 (2.67m x 2.21m)

Sun Room - 13'7 x 7'0 (4.14m x 2.13m)

Bedroom - 14'2 x 11'0 (4.32m x 3.35m)

Bedroom - 12'0 x 11'0 (3.66m x 3.35m)

Bedroom - 8'6 x 6'1 (2.59m x 1.85m)



Important Information

Broadband Speed - Ultrafast 1800 Mbps (According to OFCOM)

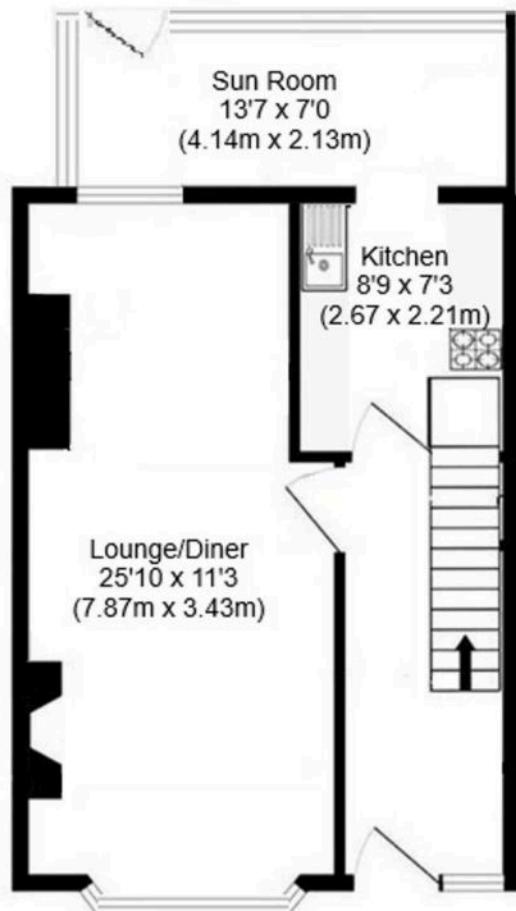
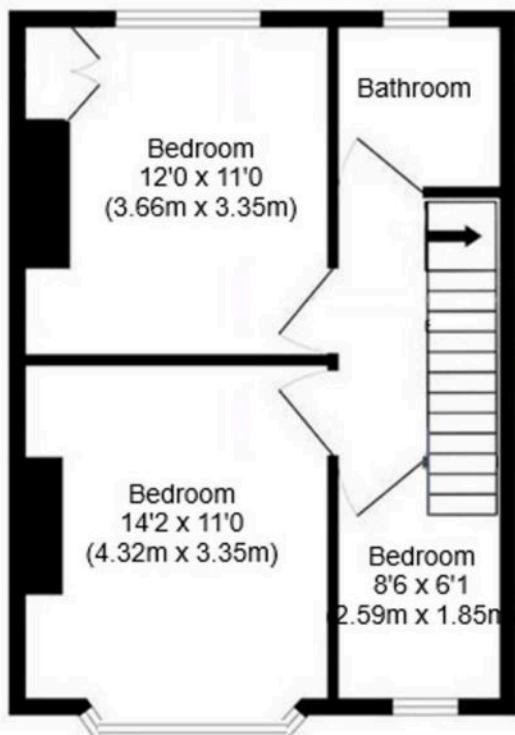
Torbay Council Tax Band - B (£1819.88 2025/2026)

EPC Rating TBA

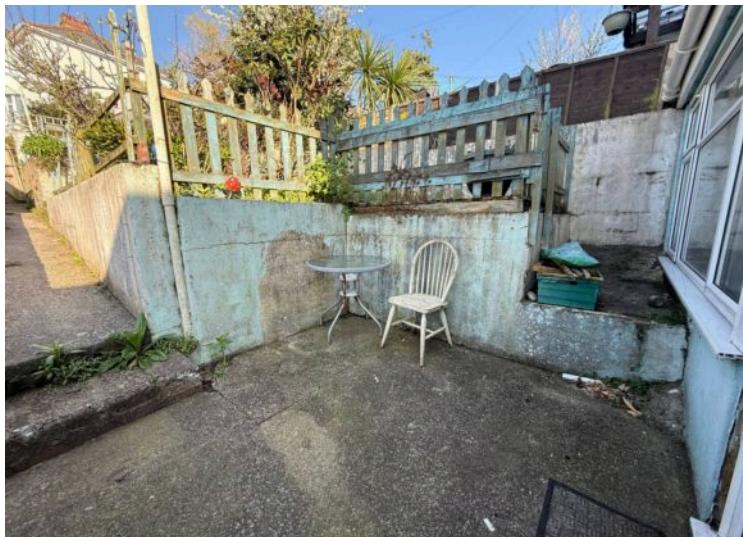
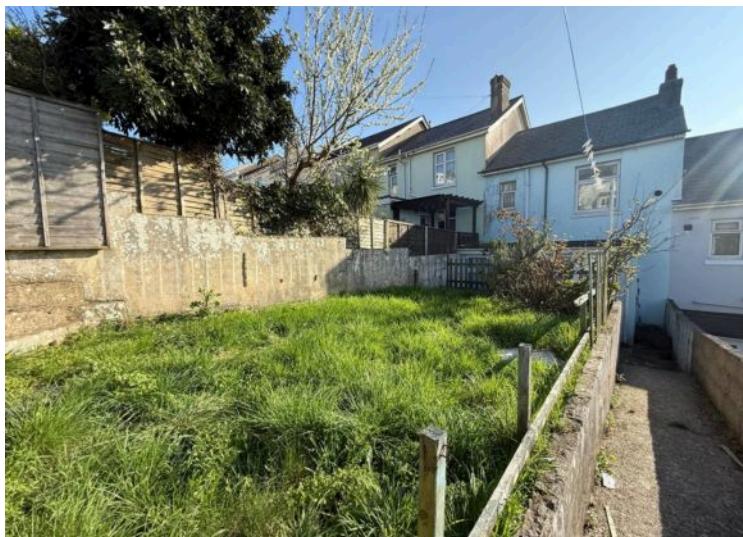
Mains Gas, Electric, Water and Drainage Supplied

The Property Is Freehold





Whilst every attempt has been made to ensure the accuracy of this floorplan, no responsibility will be taken for any error.
This plan is for illustration purposes only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		