



4 Rock Villas Ellacombe Church Road, Torquay – TQ1 1LW

In Excess of £175,000







## 4 Rock Villas Ellacombe Church Road

Torquay, Torquay

Modern 2-bed terraced house, ideal for first time buyers or investors. Built in 2015, no onward chain, spacious lounge, fitted kitchen, off-road parking, front & rear gardens.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A modern two bed terraced house built in 2015
- Ideal first time buyer property with no chain
- Allocated off road parking space
- Front and rear gardens
- Downstairs cloakroom/WC
- Fitted kitchen with built in appliances
- Lounge/dining room
- Gas central heating and uPVC double glazing





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The property occupies a tucked away position just off of Ellacombe Church Road being within close proximity to local shops and schools and is approximately half a mile from Torquay town centre with its further array of shops, facilities and amenities. The property is offered with vacant possession and an internal inspection is essential to appreciate the accommodation on offer.

### Absolute Sales & Lettings

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

01803 214214

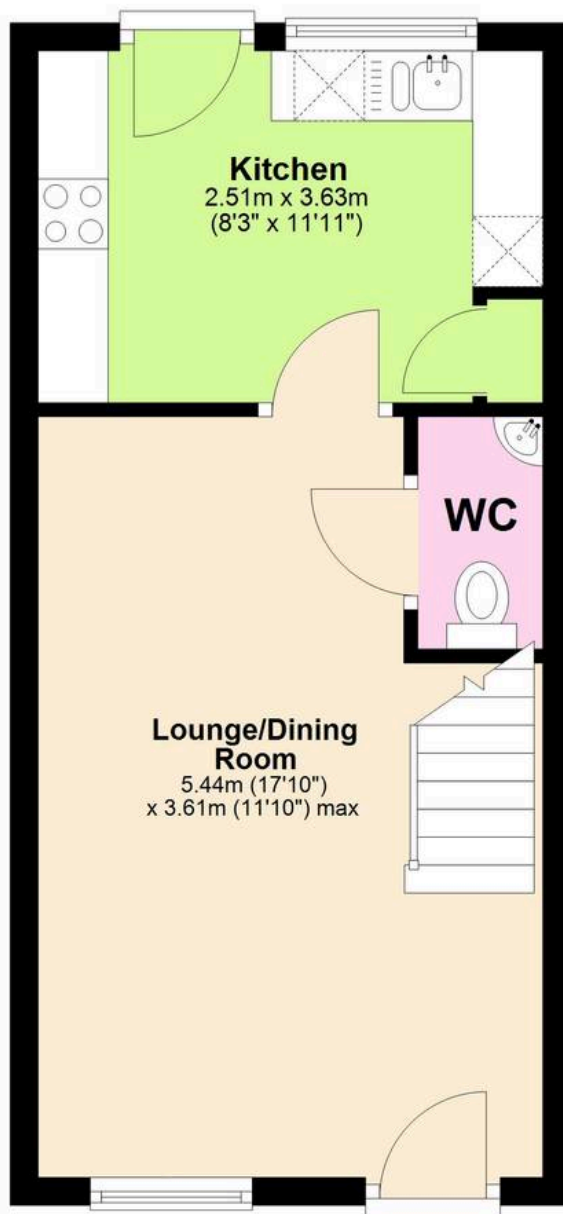
[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

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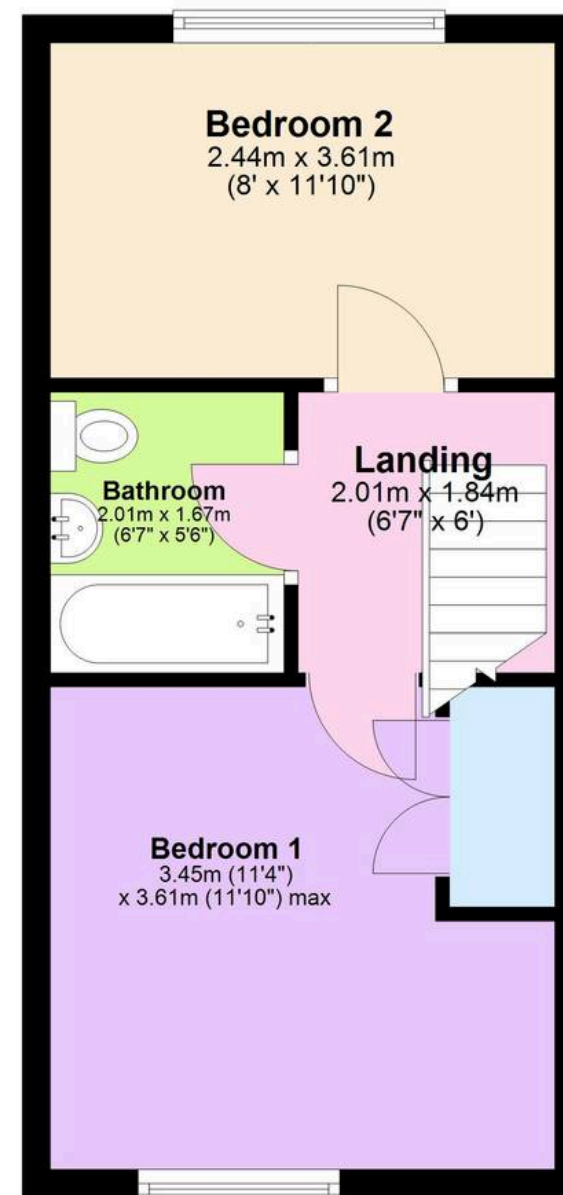
## Ground Floor

Approx. 29.1 sq. metres (313.1 sq. feet)



## First Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Total area: approx. 58.3 sq. metres (627.2 sq. feet)

