



16 Marcombe Road, Torquay – TQ2 6LL
£260,000

 **ABSOLUTE**
SALES & LETTINGS





16 Marcombe Road

Torquay, Torquay

New listing: 16 Marcombe Road - bay-fronted townhouse, versatile living space over four levels, garden lounge, parking potential, loft room, near amenities, perfect for large families, book viewing now!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mature bay-fronted townhouse in a popular area
- Spacious accommodation across four levels
- Formal lounge with a charming bay window
- Spacious kitchen and breakfast room with open outlook
- Versatile garden lounge opening to a tiered rear garden
- Three bedrooms and a main family bathroom on the second floor
- Loft room with skylights, eaves storage, and ensuite shower room
- Utility area and cloakroom toilet on the garden level
- Plenty of on-street parking with scope for a rear parking bay
- Convenient location near shops and parks in Higher Chelston



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Torquay, Torquay

Marcombe Road is situated in the sought after area of Chelston in Torquay and this exceptional villa offers easy access to Chelston's shops, Torquay Town centre, the harbour and the Royal Torbay Yacht Club. There are wonderful walks along the coast with a variety of sandy beaches, attractive headlands and Tor Abbey Meadows surrounding the historic Abbey. Cockington Village and Country Park is also within a short drive of the house. Torquay town centre is around a mile away and provides an excellent variety of established shops, amenities and restaurants. Torquay railway station is also a very short walk from the property. Trains connect the main Paddington to Penzance line at Newton Abbot with train time to London taking around 2 hours 45 minutes from there. For internal or international flights, Exeter Airport is 28 miles away, taking around 45 minutes via the South Devon Expressway to Exeter

Absolute Sales & Lettings

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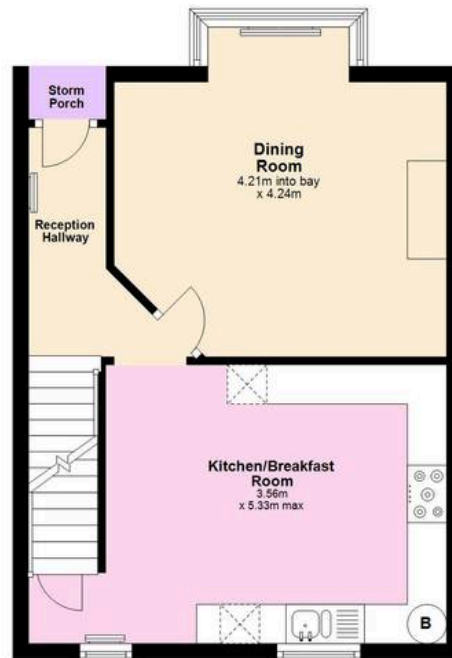
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Lower Ground Floor
Approx. 33.4 sq. metres



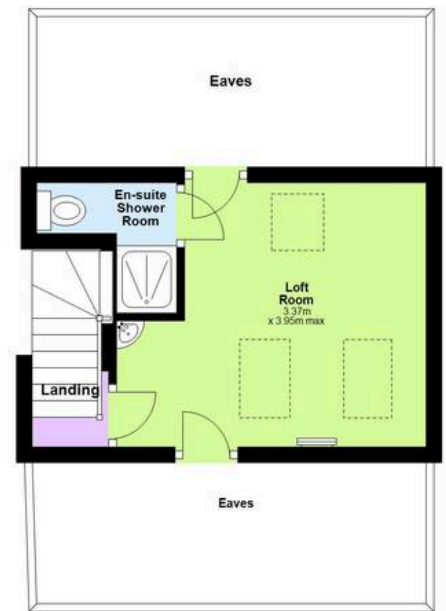
Ground Floor
Approx. 39.4 sq. metres



First Floor
Approx. 41.2 sq. metres



Second Floor
Approx. 15.0 sq. metres



Total area: approx. 129.0 sq. metres

Approx
Plan produced using PlanUp.

