



38 Berea Road, Torquay – TQ1 1JP

Guide Price **£375,000**





38 Berea Road

Torquay, Torquay

This spacious 3-bed dormer bungalow has been updated to a high standard by the current vendors. Features an open plan living area, modern kitchen, 2 ground floor bedrooms, and a first-floor suite with balcony. Benefits from uPVC double glazing, gas central heating, garage, and front and rear gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A well presented and spacious three bed detached dormer style bungalow
- Open plan living space
- Quality modern fitted kitchen with built in appliances and solid worktops
- Two ground floor double bedrooms and family shower room/WC
- Principal bedroom on the first floor with enclosed balcony enjoying open views and en suite bathroom/WC
- Easy to maintain front and rear gardens
- Single garage at road level
- Further off road parking to the rear



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The property occupies a popular residential position within close proximity to Torquay town centre, sea front and local schools. The property offers easy access to the bypass which connects to Newton Abbot, Exeter and beyond. An early inspection is essential to appreciate the size, position, views and condition the accommodation boasts.

Absolute Sales & Lettings

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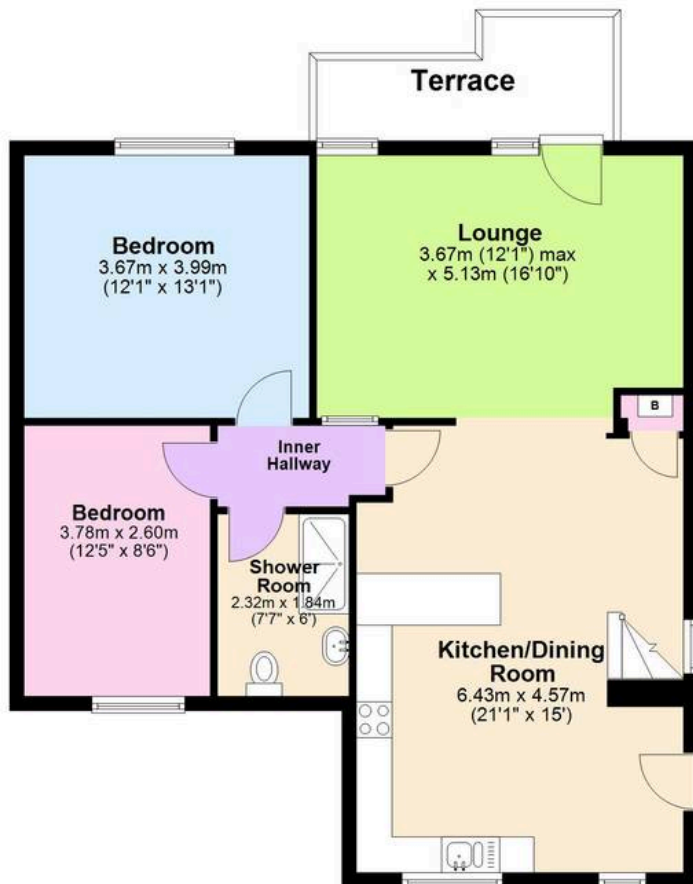
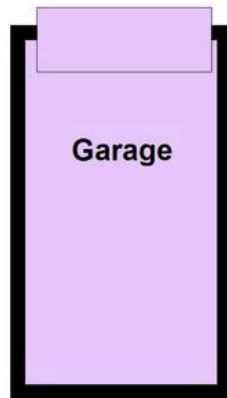
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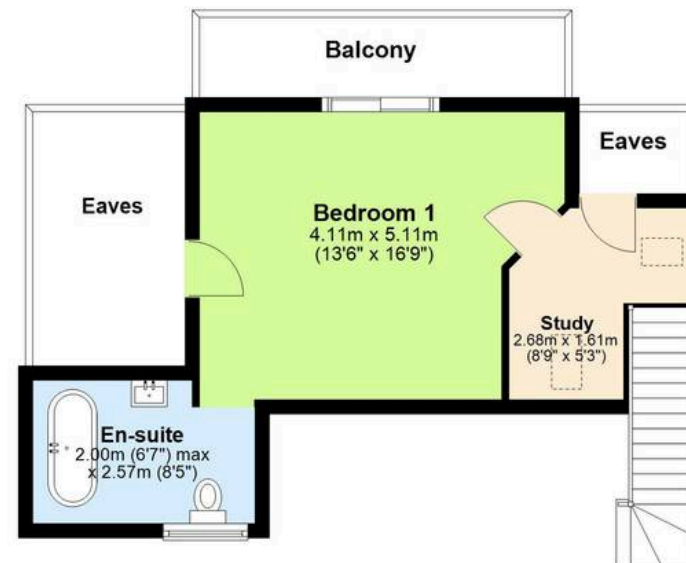
Ground Floor

Approx. 94.3 sq. metres (1014.8 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



Total area: approx. 124.3 sq. metres (1337.9 sq. feet)

