





3 Bishops Rise

Torquay, Torquay

*** GUIDE PRICE £550,000 - £575,000 ***

Nestled within a much sought-after location, this spacious three-bedroom detached residence presents a rare opportunity to acquire a home of distinction. Boasting an enviable position, this property exudes charm and elegance, with a plethora of desirable features that cater to the modern homeowner.

Upon entering the property, one is greeted by a sense of space and light, thanks to its well-designed layout and two reception rooms that offer flexibility in living arrangements. The fitted kitchen is a culinary haven and complemented by a separate utility room, ensuring convenience and functionality for every-day living.

The property comprises three double bedrooms, with the principal bedroom benefitting from an en suite shower room/WC, providing a private sanctuary for relaxation. A family bathroom/WC and downstairs cloakroom/WC cater to the needs of residents and guests, adding to the overall comfort and convenience of the property.



Featuring warm air heating and uPVC double glazing, the residence offers a warm and inviting ambience throughout the year, ensuring a comfortable living environment. Moreover, the property boasts owned solar panels that not only contribute to reducing energy costs but also generate an additional income, highlighting its eco-friendly credentials and forward-thinking approach.

Externally, the property is complemented by a detached double garage with an electrically operated door, providing secure parking and ample storage space for vehicles and belongings. The mature front garden enhances the property's kerb appeal, while a sun terrace and larger than average rear gardens offer a tranquil escape with picturesque sea views, ideal for outdoor gatherings or moments of peaceful reflection.

Front Garden

The front garden is well landscaped with inset shrubs and bushes. Steps give access to the front door

Roof Terrace

There is a large sun terrace above the garage which is accessed from the sitting room.

Rear Garden

The rear garden is a particular feature of the accommodation being larger than average and laid largely to sloping lawn with inset flower beds stocked with a variety of shrubs and bushes. It also features a patio area with raised rockery.



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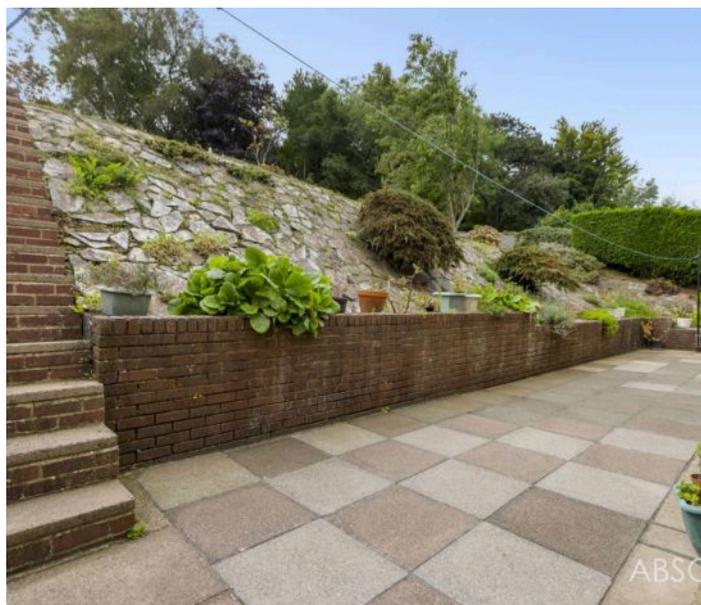
Bishops Rise is an established and highly regarded residential area, peacefully positioned on the outskirts of Torquay yet within easy reach of the town's extensive amenities. Its elevated setting provides a tranquil atmosphere, with many homes enjoying far-reaching views towards the coastline and surrounding countryside. Torquay forms part of the beautiful English Riviera, famed for its picturesque seafront, marina, sandy beaches and scenic coastal walks. The town centre offers a wide range of shops, cafés, restaurants and leisure facilities, while Torquay railway station provides connections to Exeter and beyond. The nearby South Devon Highway offers convenient access to Newton Abbot, Exeter and the M5. Wellswood Village A particular highlight of the location is nearby Wellswood Village, a charming and vibrant hub with a strong community feel. The village offers a selection of independent shops, a pharmacy, a well-regarded primary school, and a choice of popular cafés and restaurants, making it ideal for day-to-day convenience. Its attractive parade and welcoming atmosphere add to the overall lifestyle appeal of the area.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ABSOLUTE



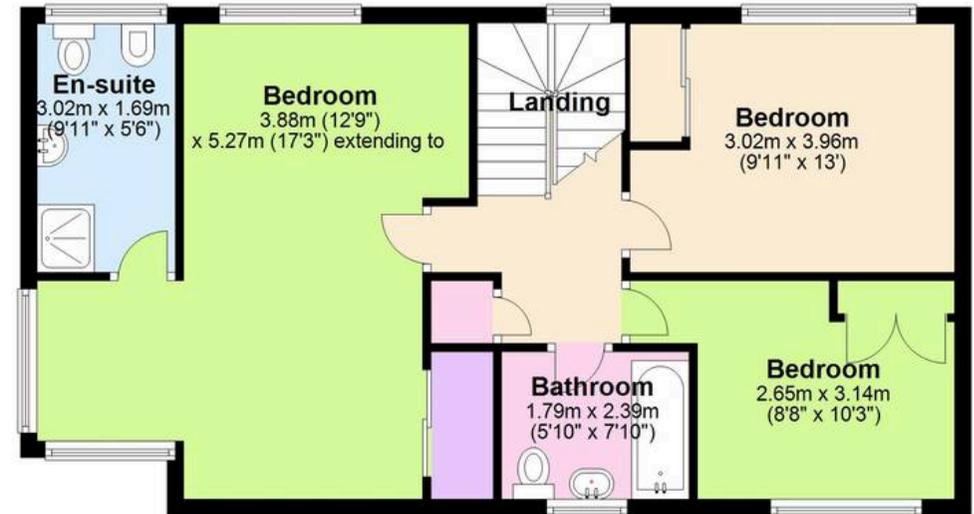
Ground Floor

Approx. 86.9 sq. metres (935.8 sq. feet)



First Floor

Approx. 60.0 sq. metres (646.1 sq. feet)



Total area: approx. 147.0 sq. metres (1582.0 sq. feet)

Approx
Plan produced using PlanUp.

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