



## Torquay

3x 1x

ENERGY  
RATING  
D65

- Video Walk-through Available
- Enclosed Entrance Porch
- Inner Hall
- Sitting Room
- Dining Room
- Bathroom
- 3 Bedrooms (Two doubles and one single)
- Well Appointed Kitchen
- Stunning Front And Rear Gardens
- Parking For Several Vehicles

**Guide Price:**  
**£315,000**  
FREEHOLD

# 39 Stanbury Road, Torquay, TQ2 7LL



1000s of homes sold in Teignbridge

78 Queen Street, Newton  
Abbot, Devon, TQ12 2ER

## 39 Stanbury Road, Torquay, TQ2 7LL

This beautifully presented semi-detached home in Torquay offers a welcoming and comfortable living environment. Situated on Stanbury Road, this home is ideally placed for those valuing education and convenience. It sits within the immediate catchment of the prestigious Torquay Boys' and Girls' Grammar Schools and is just a short stroll from Torbay Hospital. With excellent transport links via the South Devon Highway and Torre Station, it offers the perfect balance of suburban tranquillity and modern accessibility

### The Accommodation:

Set behind an enclosed entrance porch, the home opens into a welcoming hallway that leads to two distinct reception rooms. The formal dining room at the front is bright and versatile, while the rear-facing lounge serves as a cosy retreat, complete with smooth-finish ceilings and a charming wood burner set against a timber mantle and hearth. At the heart of the home is a high-specification kitchen, thoughtfully designed with wall and base units, a roll edged work surface, integrated fridge-freezer, gas oven, countertop gas hob and a striking porcelain sink with a mono-block mixer tap. A large pantry-style cupboard provides exceptional storage, and a double-glazed door offers a seamless transition to the outdoor spaces.

The first floor comprises two generous double bedrooms and a well-proportioned single. The principal bedroom enjoys a sunny front-aspect view, while the second double bedroom is situated to the rear aspect with views of the surrounding area. The third bedroom is a clever use of space, featuring built-in storage over the stairs. Serving the home is a modern three-piece family bathroom, featuring a panelled bath with a block mixer tap, hand wash basin with cabinet beneath and a useful airing cupboard with slatted shelving and water tank.

### Parking:

The front of the property provides extensive off-road parking for several vehicles, currently fenced however there is the possibility of creating further parking.

### Gardens:

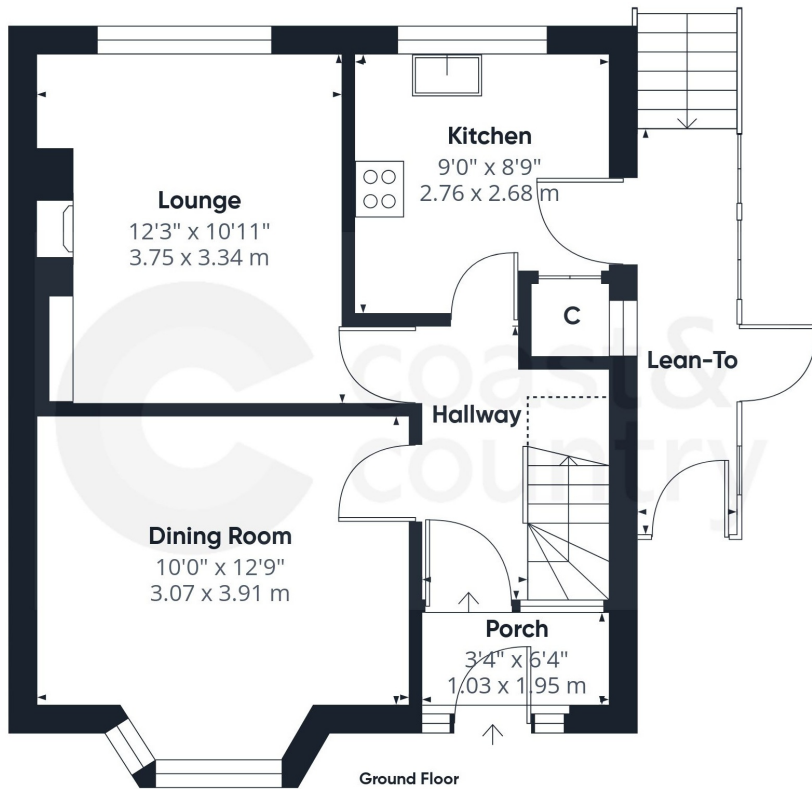
The private front garden is enclosed with fencing, offering a pleasant private outdoor area with lawn, plant beds and gravel seating area. To the side is space for a shed and access to the rear garden. The rear garden is exceptionally well-maintained, offering a mix of decking, patio, and gravel seating areas offering a high level of privacy and seclusion. Highlights include a large lawn, a pergola, and a raised deck with a shed. Additionally, there are three lockable outbuildings ideal for storage, with side access leading back to the front via a secure door.

### Directions:

From the Penn Inn round about head south on the A380 towards Torquay. Keep right and continue on the South Devon Highway. At the lights turn right and head up Hamelin Way towards Paignton. At the first round about take the 1st exit onto Marlton Road. Continue on Marlton Road until you reach the mini roundabout, just before the roundabout turn left into Stanbury Road and property can be found towards the end of the road on the right hand side.

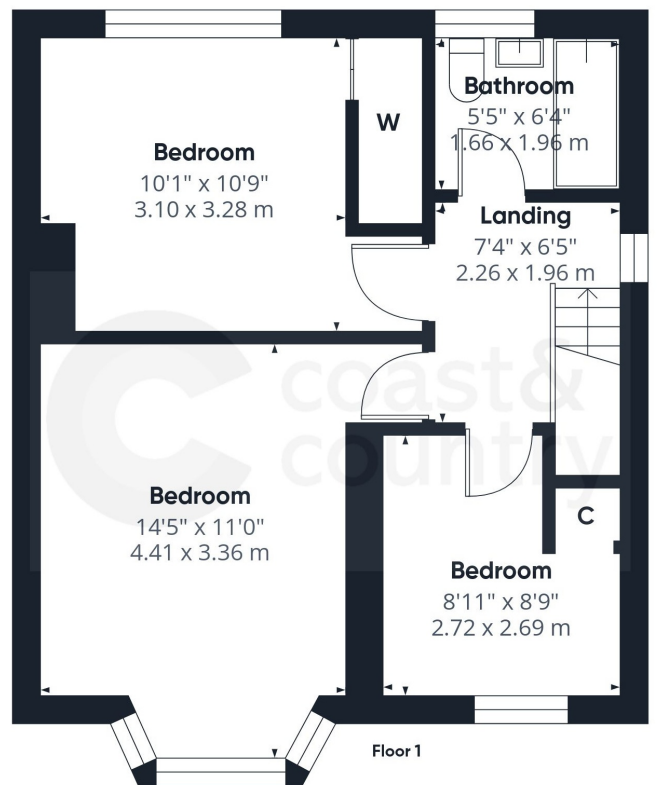


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Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Approximate total area<sup>(1)</sup>

872 ft<sup>2</sup>  
81 m<sup>2</sup>

(1) Excluding balconies and terraces

### Balconies and terraces

68 ft<sup>2</sup>  
6.3 m<sup>2</sup>

Reduced headroom

..... Below 5 ft/1.5 m

### Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

### Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.