



31 Linacre Road, Torquay – TQ2 8LG

Guide Price **£495,000**





31 Linacre Road

Torquay

Beautifully renovated detached bungalow with three double bedrooms and En suite, stunning open-plan living, solar with battery storage, EV charger, garage, generous gardens, ample parking.

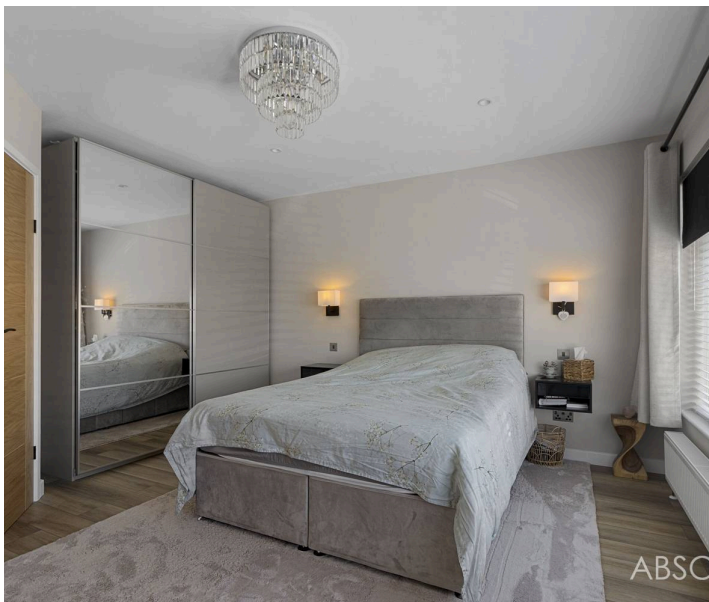
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully renovated detached bungalow
- Three generous double bedrooms principal with superb en suite
- Superb open plan lounge/dining room
- Contemporary kitchen with island and Samsung integrated appliances
- Separate study/home office with garden access
- Luxury bathroom with underfloor heating
- Fully rewired with new windows throughout
- Solar PV panels with battery storage with critical circuit backup system and EV charger
- New boiler installed in 2024
- Large driveway, garage/utility and private landscaped rear garden



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Watcombe Park has become one of Torquay's most desirable residential locations particularly favoured by families and those seeking a quieter setting whilst remaining within easy reach of everyday amenities. A selection of local shops and convenience stores are available nearby, with larger supermarkets and shopping facilities found in St Marychurch, The Willows Retail Park and Torquay town centre. The area is well served by regular bus services, whilst Torquay Railway Station provides connections to Exeter, Bristol and London Paddington. The A380 Devon Expressway is also within easy reach, offering straightforward access to Exeter and the M5. For those who enjoy the outdoors, Watcombe Beach, Maidencombe Beach and the spectacular South West Coast Path are all nearby, offering beautiful coastal walks and stunning scenery. Babbacombe Downs, St Marychurch Precinct and a variety of local cafés, restaurants and independent shops further enhance the lifestyle on offer. Well regarded primary and secondary schools are all within convenient reach, making this an excellent location for families looking to establish themselves within one of Torquay's most sought after residential areas.

Absolute Sales & Lettings

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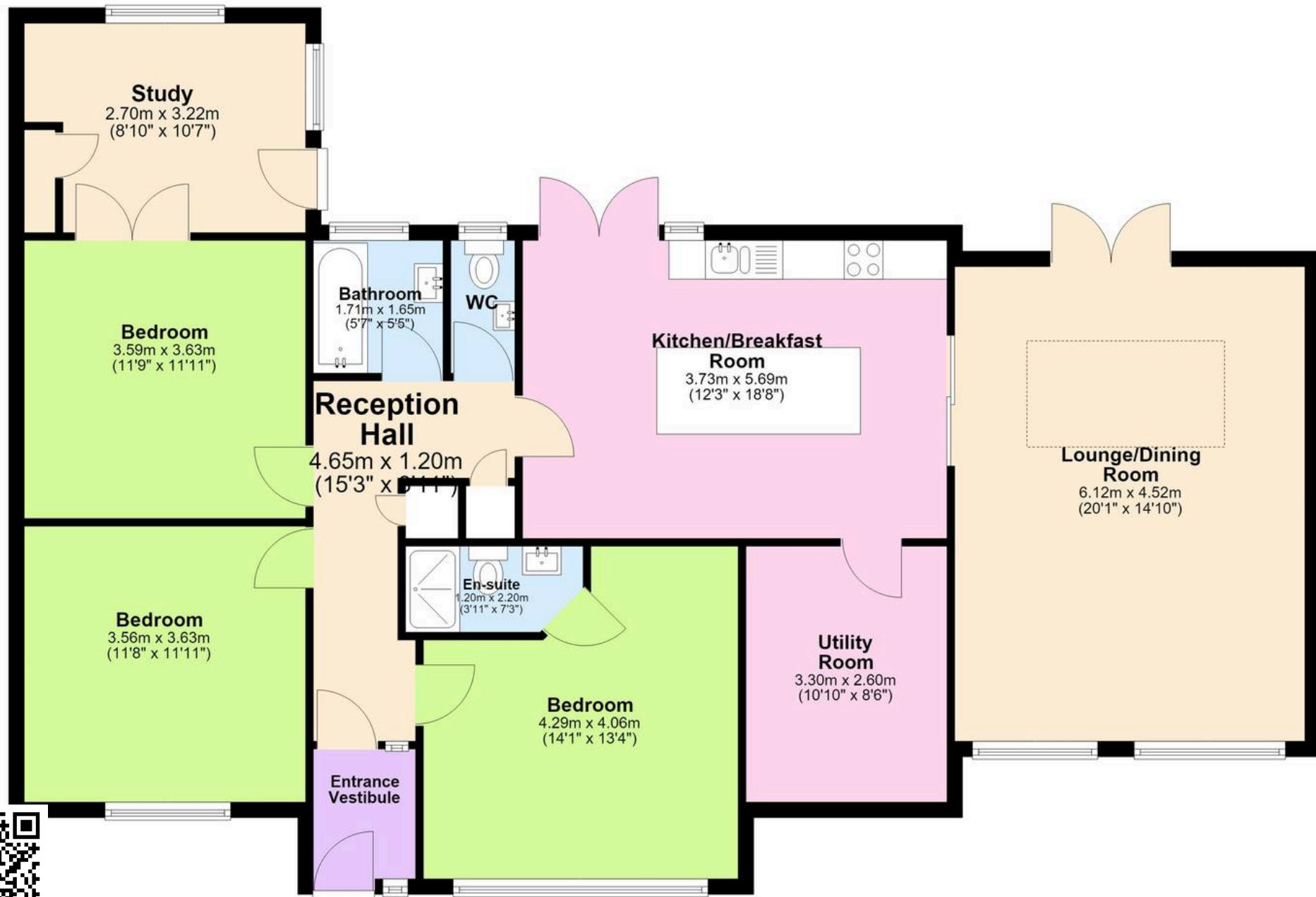
torquay@movewithabsolute.co.uk

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Ground Floor

Approx. 130.2 sq. metres (1401.4 sq. feet)



Total area: approx. 130.2 sq. metres (1401.4 sq. feet)