



36 Walnut Road, Torquay – TQ2 6HS

Offers Over **£350,000**





36 Walnut Road

Torquay

Refurbished 4-bed period end terrace in Chelston with 2 receptions, en-suite, family bathroom and southerly garden, close to shops, schools, station and Cockington Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Substantial period end-terraced house
- Recently refurbished to a high standard
- Approximately 1,511 sq ft of accommodation
- Two generous reception rooms
- Well-equipped kitchen with breakfast bar
- Ground-floor utility/WC
- Four bedrooms including principal en-suite
- Separate family bathroom
- Southerly facing low-maintenance rear garden
- Excellent Chelston position close to shops, schools, station and Cockington



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Walnut Road sits in Chelston, one of Torquay's most established residential districts, and is particularly well placed for day-to-day convenience. The property is close to the local shopping parade, where there is a useful mix of convenience shopping, a post office, butcher, cafés, pub and independent businesses, with further shops and services available along nearby Old Mill Road. For green space and walking, Cockington Country Park is one of the area's major attractions and is within easy reach. The estate extends to around 450 acres of parkland, woodland, ornamental lakes and gardens surrounding Cockington village and Cockington Court, giving excellent options for dog walking, family walks and longer routes through the countryside. Torre Valley Playing Fields and Torre Abbey Meadows also provide accessible open space closer to town.

Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

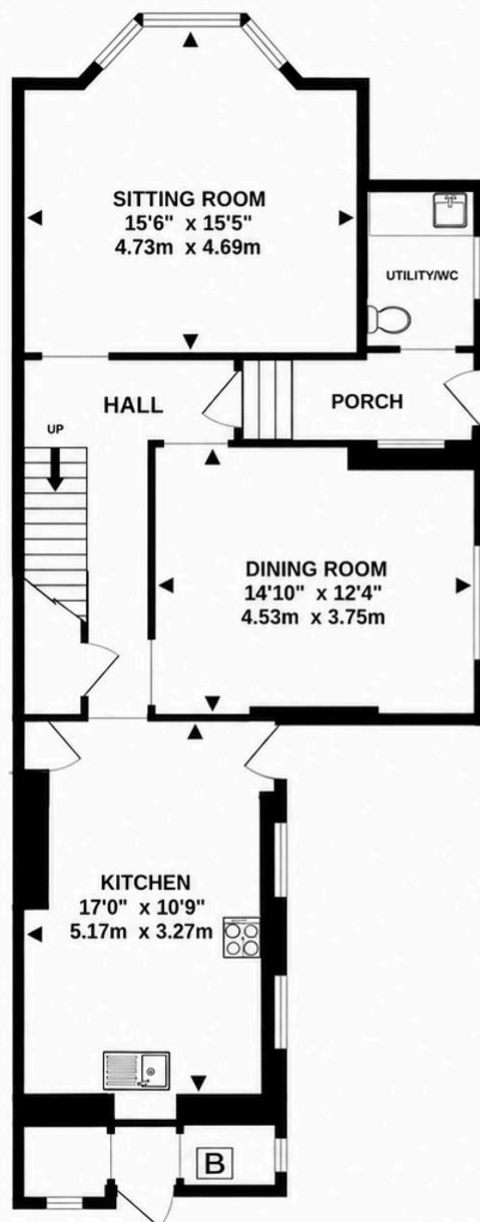
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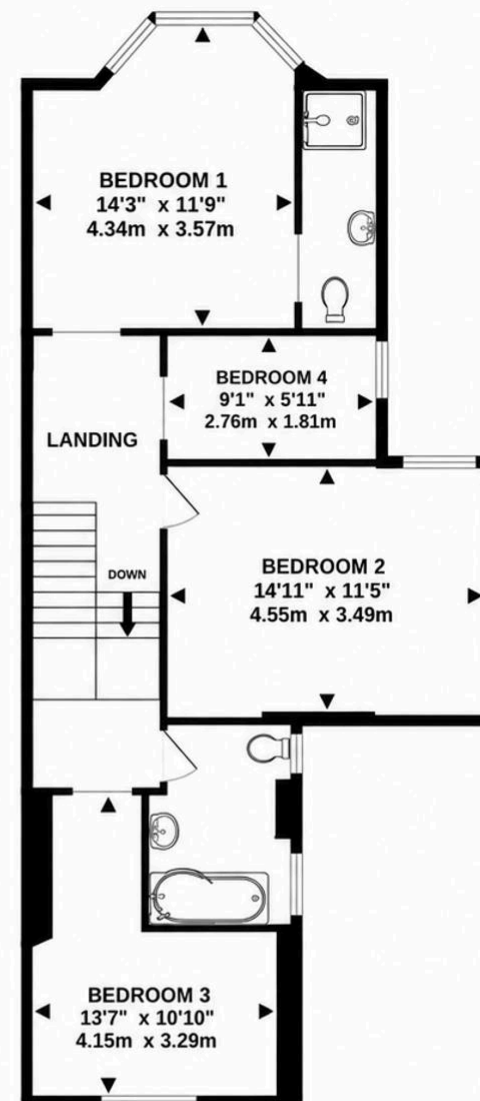
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ENTRANCE LEVEL
807 sq.ft. (75.0 sq.m.) approx.



BEDROOM LEVEL
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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