



83 Torridge Avenue, Torquay – TQ2 7NB

Guide Price £305,000

 **ABSOLUTE**  
SALES & LETTINGS





## 83 Torridge Avenue

Torquay, Torquay

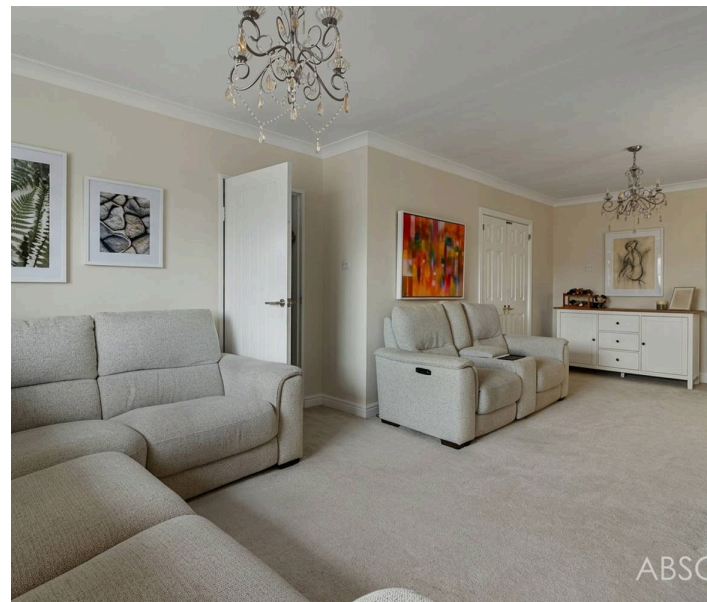
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended semi-detached family home in the highly regarded Shiphay area
- Popular residential road well known with local buyers
- Driveway parking for two vehicles plus attached garage
- Wraparound rear garden with hot tub provision and raised pergola seating area
- Impressive main lounge approaching seven metres in length
- Large additional reception room off the lounge, ideal as a study, playroom or home gym
- High-quality modern kitchen with skylights, underfloor heating and garden access
- Bedrooms arranged over two floors following extension and loft conversion to form three double bedrooms
- Modern family bathroom and additional contemporary shower room
- Excellent access to grammar schools, Torbay Hospital and commuting routes in and out of Torquay



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Torquay, Torquay

The property lies within easy walking distance of key everyday facilities. A range of shops, eateries and local services are close by, and regular bus routes provide easy connections across Torquay and beyond. Local residents often highlight the area's proximity to the hospital, schools, doctors' surgery and community conveniences as major benefits of living on Torridge Avenue and in the surrounding streets. Families particularly value this location for its educational opportunities. Primary schooling options include Shiphay Learning Academy, just a short stroll from the doorstep. Secondary education is also highly accessible, with the renowned Torquay Boys' Grammar School and nearby Torquay Girls' Grammar School both within comfortable walking distance – making the property especially appealing to those looking for strong local school options. For commuting and recreation, the area benefits from excellent connectivity. Torbay Hospital is less than a mile away, and nearby main roads and regular bus services make travel into central Torquay, Paignton or towards the South Devon Expressway straightforward.

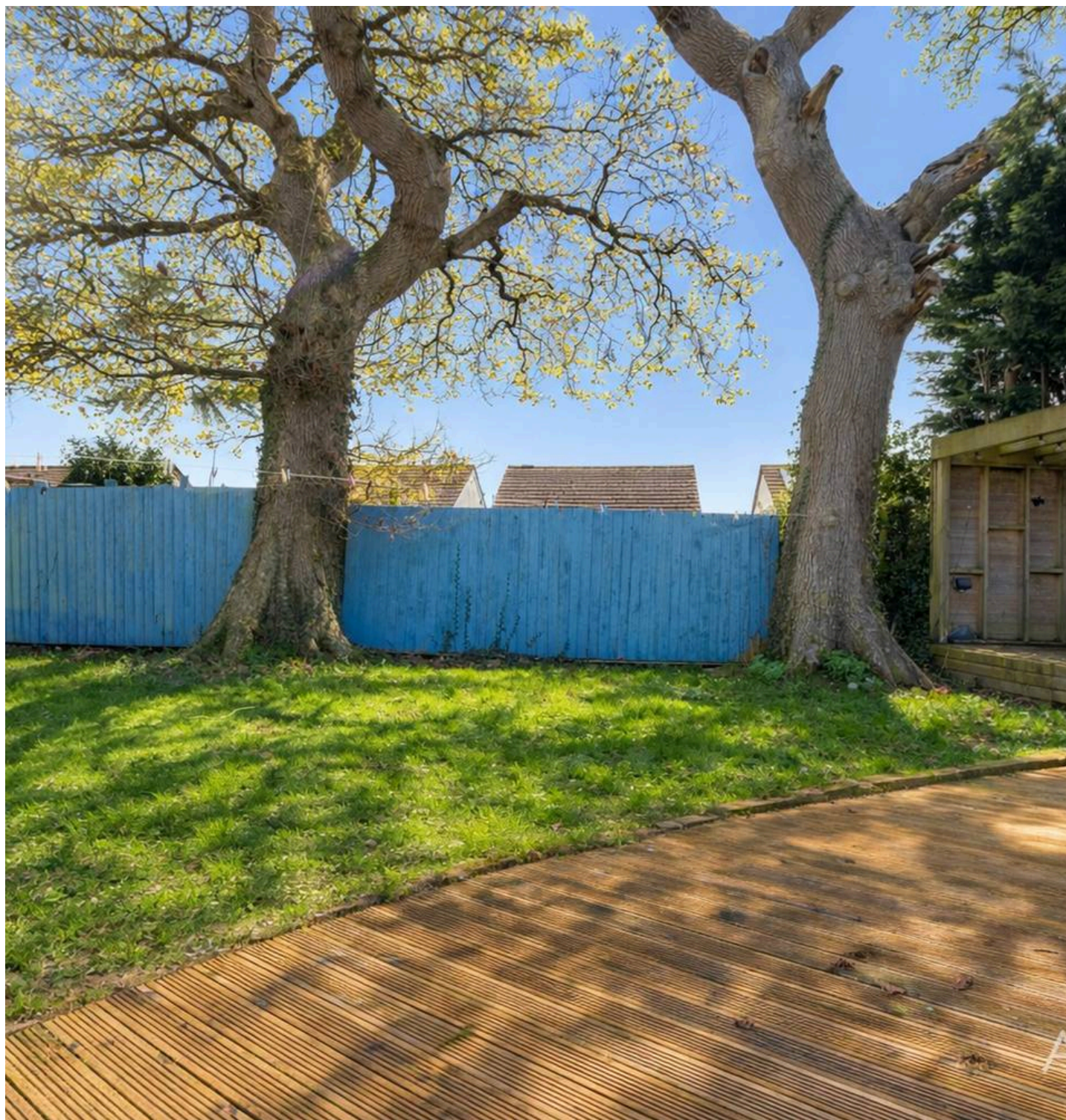
## Absolute Sales & Lettings

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

01803 214214

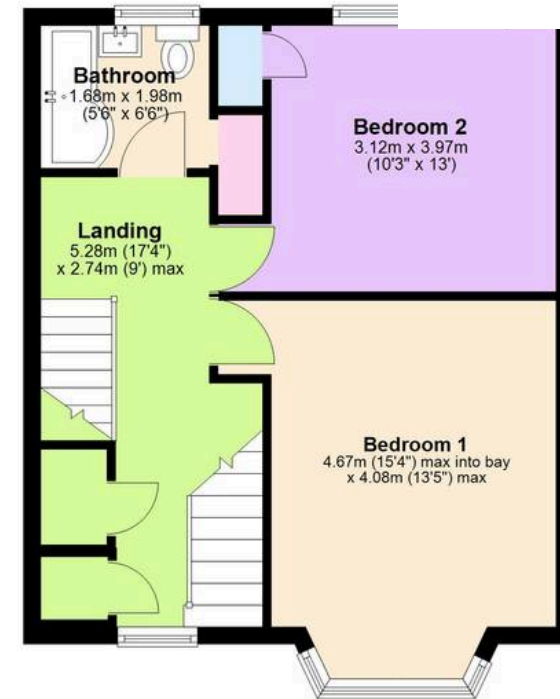
[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

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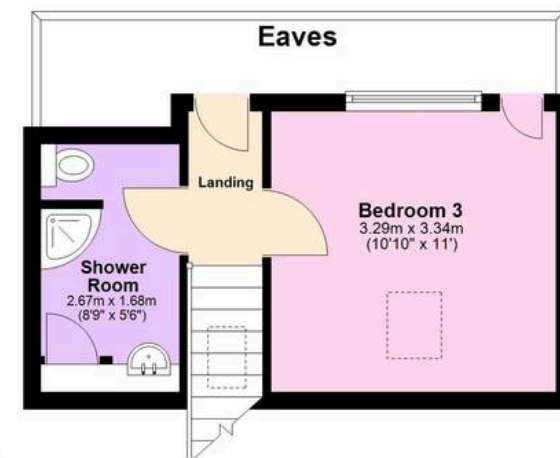
### First Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



### Second Floor

Approx. 19.4 sq. metres (208.5 sq. feet)



### Ground Floor

Approx. 82.4 sq. metres (886.8 sq. feet)



Total area: approx. 145.9 sq. metres (1570.3 sq. feet)

