



ABSOLUTE

2 Kensey Close, Torquay
Guide Price £595,000



2 Kensey Close

Torquay, Torquay

This detached residence offers generous and versatile accommodation, perfectly suited to modern family living, and enjoys delightful sea views from the rear elevation. With well-balanced living and bedroom space, the property provides a wonderful blend of comfort, practicality, and lifestyle appeal.

The ground floor features three well-proportioned reception rooms, offering flexibility for use as formal living areas, a snug, playroom, or home office. The spacious kitchen/dining room forms the heart of the home, providing an ideal setting for everyday family life and entertaining. A conservatory extends the living space further, creating a bright and relaxing area that enjoys views over the garden.

Additional ground floor conveniences include a separate utility room and a downstairs cloakroom/WC.

To the first floor, there are four bedrooms in total, comprising two generous double bedrooms and two well-sized single bedrooms and a spacious modern four piece family bathroom/WC. The loft has been converted to form a principal bedroom with en-suite shower room.



Externally, the property continues to impress with an enclosed rear garden, ideal for children, pets, and outdoor entertaining. The property is approached via a shared driveway and leads to the double garage and provides excellent parking and storage, further enhancing the home's appeal.

Double garage

2 Parking Spaces

Driveway

4 parking spaces



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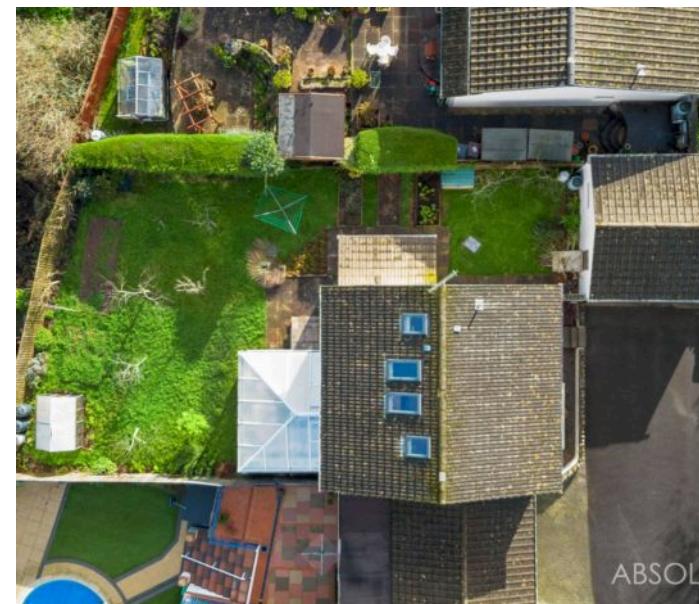
Ideally positioned between the sought-after areas of Wellswood and Babbacombe, this property enjoys the best of both worlds – a peaceful residential setting with excellent access to a wide range of amenities and coastal attractions. Wellswood Village is known for its charming parade of independent shops, cafés, restaurants, and everyday conveniences, creating a friendly atmosphere with its local primary school. Babbacombe is equally popular, offering stunning coastal scenery, the famous Babbacombe Downs, cliff railway, and a selection of eateries, pubs, and local services. The area is well served by reputable schools, making it a desirable location for families, while Torquay town centre, marina, and harbour are all within easy reach. For commuters and those travelling further afield, the area benefits from good public transport links, with Torquay train station providing mainline services to Exeter, Bristol, and London Paddington, and the A380 offering convenient road access to the wider South Devon area. Beautiful coastal walks, beaches, and green spaces are also close by, making this an ideal location for those who enjoy an active, outdoor lifestyle.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Denotes restricted
head height

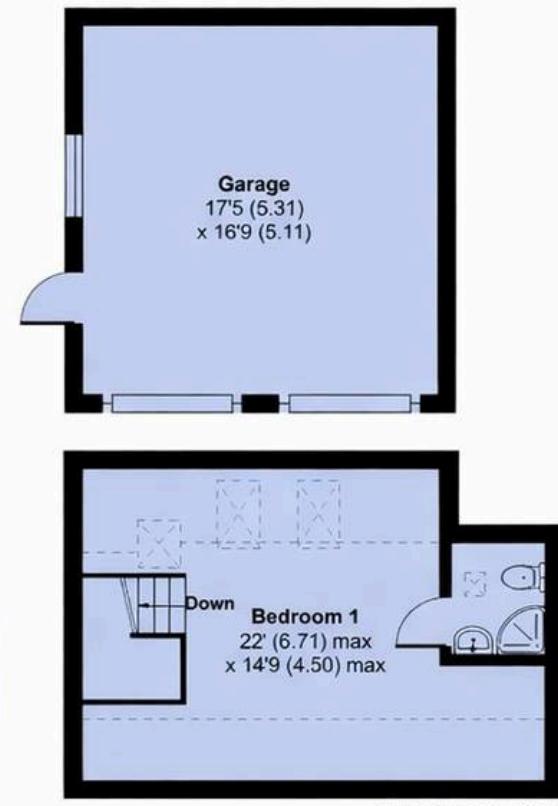
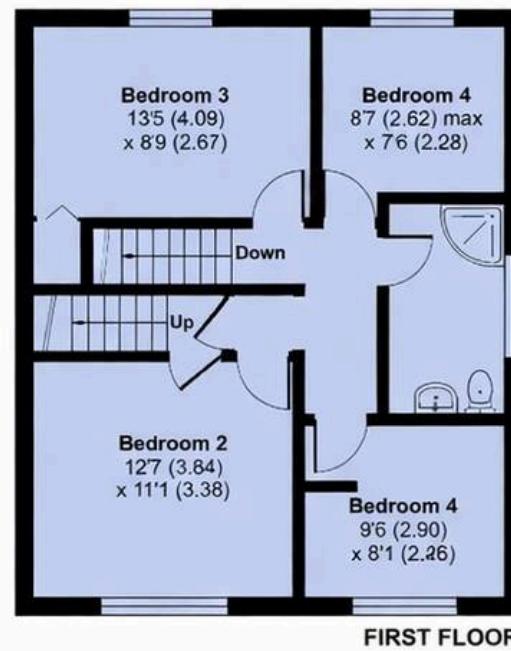
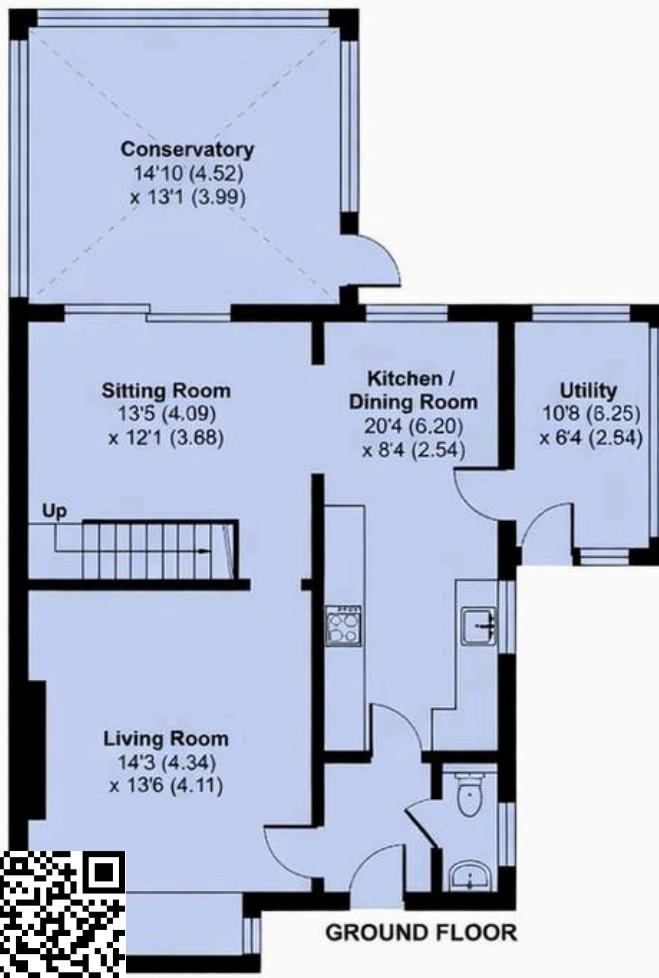
Approximate Area = 1694 sq ft / 157.3 sq m

Limited Use Area(s) = 126 sq ft / 11.7 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 2115 sq ft / 196.4 sq m

For identification only - Not to scale





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