



118a Exe Hill, Torquay - TQ2 7RG
£375,000

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SALES & LETTINGS





118a Exe Hill

Torquay, Torquay

Situated in the sought after Shiphay area is this well looked after 5 bedroom, 2 bathroom semi-detached home with a large rear garden, ample off road parking and no onward chain...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Substantial extended family home in the heart of Shiphay
- Originally a smaller semi-detached, enlarged to create generous accommodation
- Five bedrooms including a principal suite with en-suite
- Large open-plan living and dining space with sunken dining area
- Spacious kitchen breakfast room with range cooker
- Separate utility room with access to garden and garage
- Double-width, sunny rear garden with lawn and alfresco dining area
- Solar panels and Integral garage with roller door
- Fully redecorated with contemporary finishes and move in ready
- No onward chain and ready for immediate occupation



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Shiphay is a consistently popular residential area of Torquay, particularly favoured by families and commuters due to its excellent connectivity and access to local amenities. The property is ideally positioned for Torbay Hospital and is within easy reach of well-regarded primary and secondary schools, including the Torquay grammar schools. The area offers straightforward access to the A380 and Torquay ring road, providing convenient links to Newton Abbot, Exeter and the M5 for those commuting further afield. Out-of-town shopping facilities at The Willows are close by, while Torquay town centre, seafront and harbour are all just a short drive away, offering a wide range of leisure, dining and coastal attractions. This location combines everyday practicality with strong long-term appeal, making it particularly well suited to family living and those seeking easy access in and out of Torbay.

Absolute Sales & Lettings

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

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/



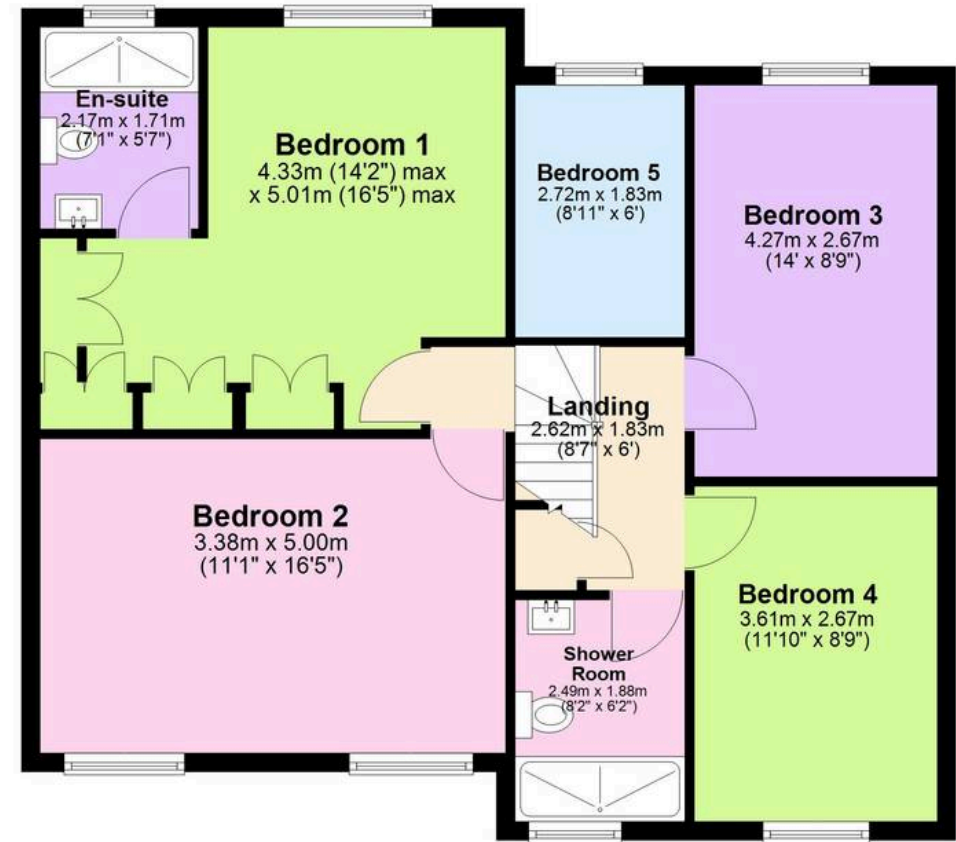
Ground Floor

Approx. 75.9 sq. metres (816.7 sq. feet)



First Floor

Approx. 76.7 sq. metres (825.5 sq. feet)



Total area: approx. 152.6 sq. metres (1642.2 sq. feet)