



49 Westbourne Road, Torquay – TQ1 4JT
£200,000





49 Westbourne Road

Torquay

This is an excellent opportunity to acquire a beautifully renovated home where all the hard work has already been completed. The generous reception rooms, three well-sized bedrooms, excellent storage and south-facing garden combine to create a practical and appealing home that is ready to enjoy from day one.

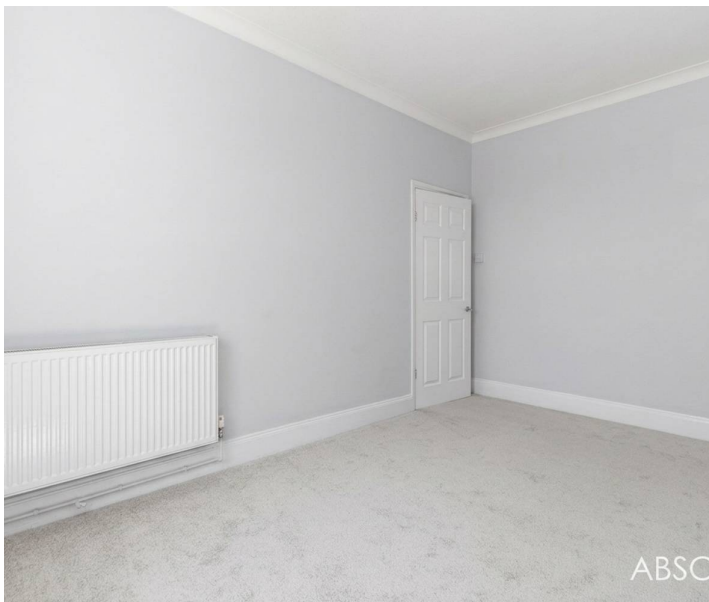
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Thoroughly and extensively renovated throughout
- Approximately 956 sq ft of accommodation
- Three well-proportioned bedrooms
- Two generous double bedrooms
- Spacious bay-fronted lounge
- Separate dining room
- Newly fitted kitchen and bathroom
- Excellent built-in storage
- South-facing low-maintenance garden
- Useful garden outbuilding



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Westbourne Road is conveniently positioned for access to Plainmoor, St Marychurch, Babbacombe and Torquay town centre. A variety of local shops, supermarkets, cafés and everyday amenities can be found nearby, together with regular bus services throughout Torquay and the wider Torbay area. The property is well placed for a choice of primary and secondary schools, including Torquay Academy, The Spires College and Torquay's highly regarded grammar schools. Babbacombe Downs, Oddicombe Beach and the South West Coast Path are also within easy reach, offering scenic coastal walks and access to some of Torbay's most attractive beaches. Torquay's harbourside, seafront and leisure facilities are readily accessible, while the South Devon Link Road provides convenient connections towards Newton Abbot, Exeter and the M5.

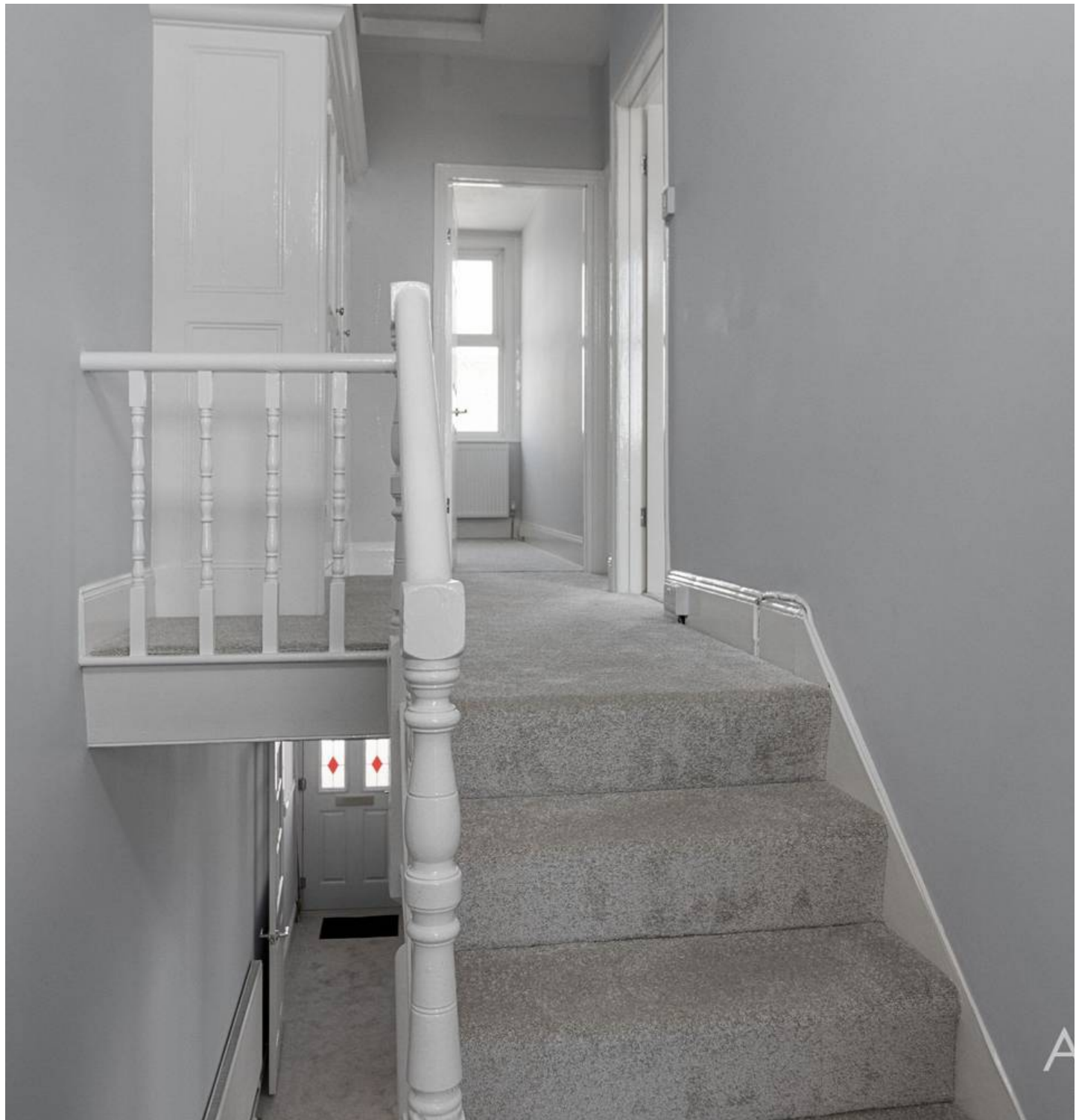
Absolute Sales & Lettings

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

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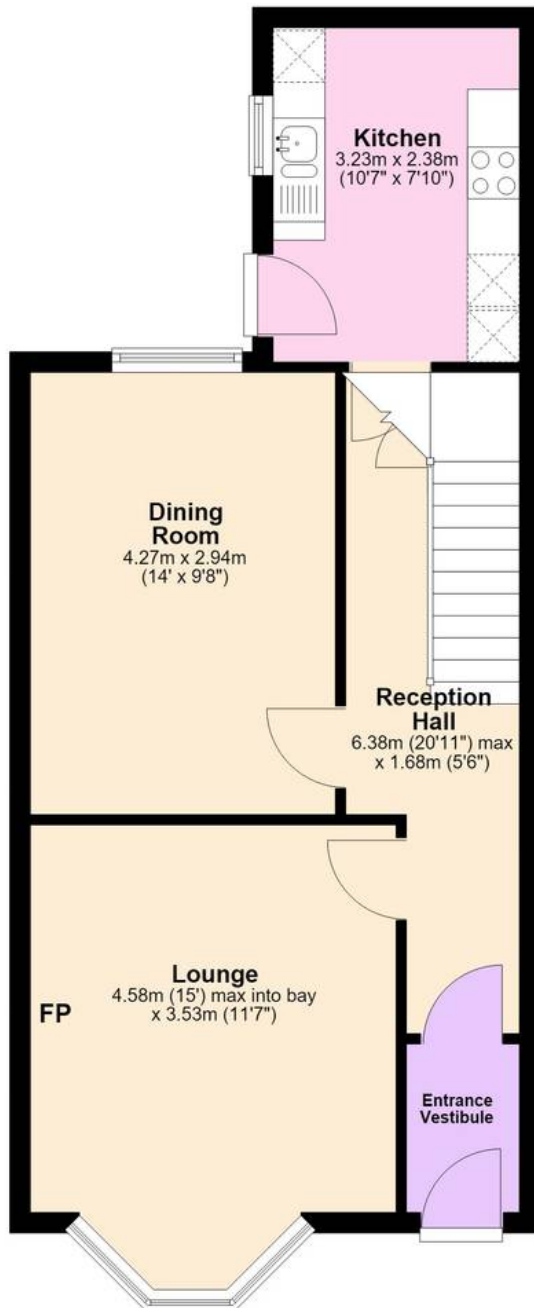
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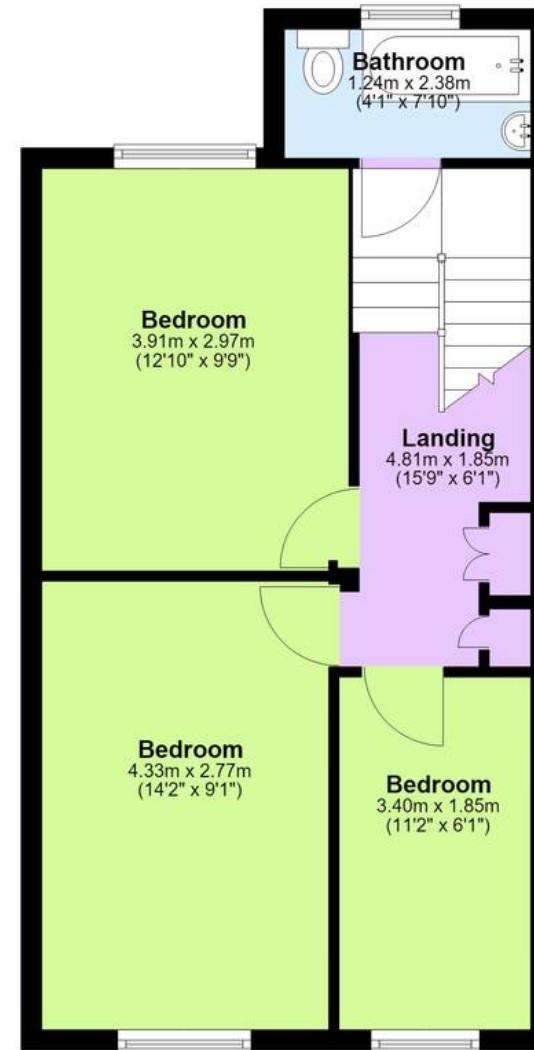
Ground Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 88.8 sq. metres (956.2 sq. feet)