



7 Cedar Court Road, Torquay - TQ1 3HH  
£279,950

 **ABSOLUTE**  
SALES & LETTINGS





## 7 Cedar Court Road

Torquay

Extended 1930s four bedroom semi detached home arranged over three floors, featuring a loft conversion, level rear garden, useful outbuildings and excellent family accommodation...

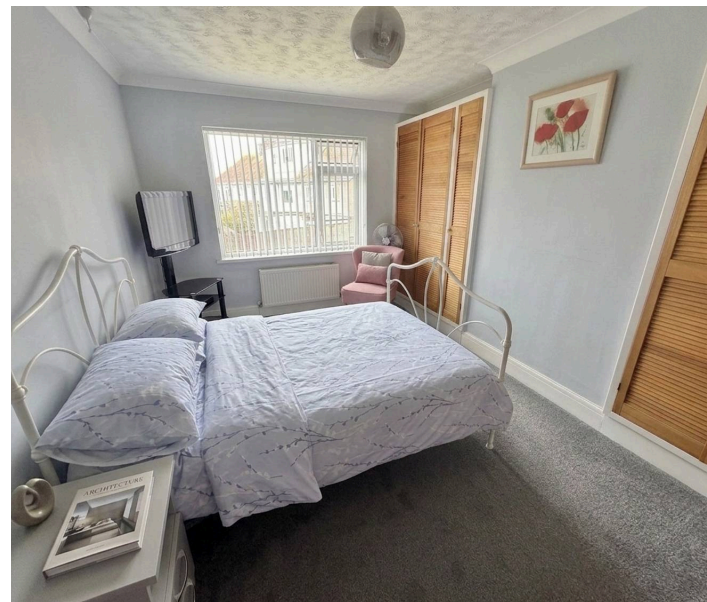
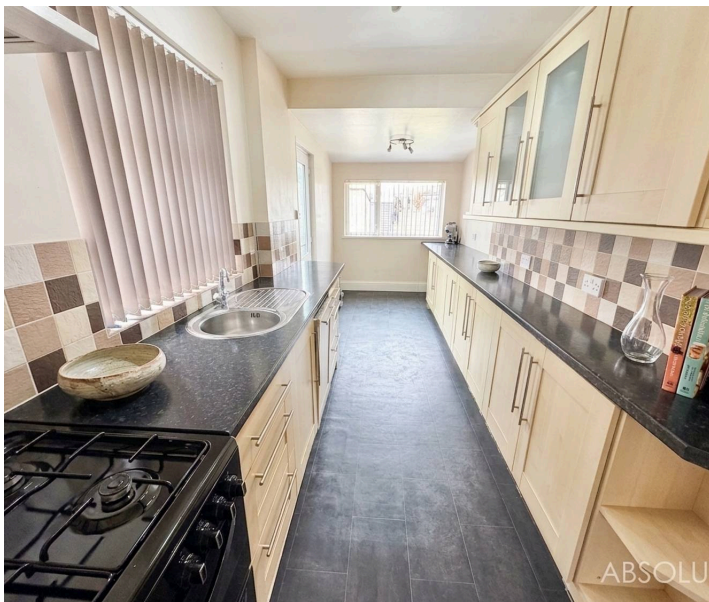
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Attractive 1930s semi detached family home
- Four bedrooms arranged over three floors
- Lounge with feature bay window
- Separate dining room
- Extended kitchen providing excellent family space
- Level enclosed rear garden with patio and storage
- Loft conversion with double bedroom and shower room
- Family bathroom and additional separate WC
- Convenient location close to schools, amenities and transport links
- On street parking



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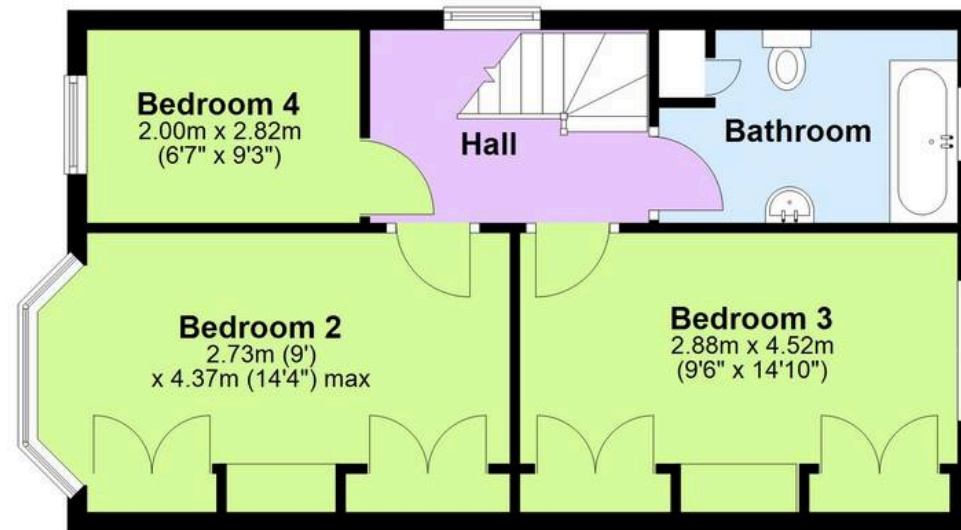
### Torquay

Cedar Court Road is conveniently positioned within the popular Plainmoor area of Torquay, making it particularly attractive for families and commuters alike. A range of everyday amenities can be found close by including local convenience stores, supermarkets, cafés and takeaways. Torquay town centre, harbour and marina are within easy reach, offering a wider selection of shopping, restaurants and leisure facilities. The property is well placed for schooling with several well regarded primary and secondary schools nearby. Public transport links are excellent, with regular bus services operating throughout Torbay and Torquay Railway Station providing connections to Exeter, Bristol and London Paddington. For those who enjoy the outdoors the South West Coast Path, Babbacombe Downs, Meadfoot Beach, Torre Abbey Sands and Torquay's picturesque waterfront are all easily accessible. Nearby parks, recreational facilities and coastal walks provide an excellent lifestyle balance between convenience and outdoor living. The A380 Devon Expressway is also readily accessible, connecting Torbay to Exeter, the M5 motorway and beyond.



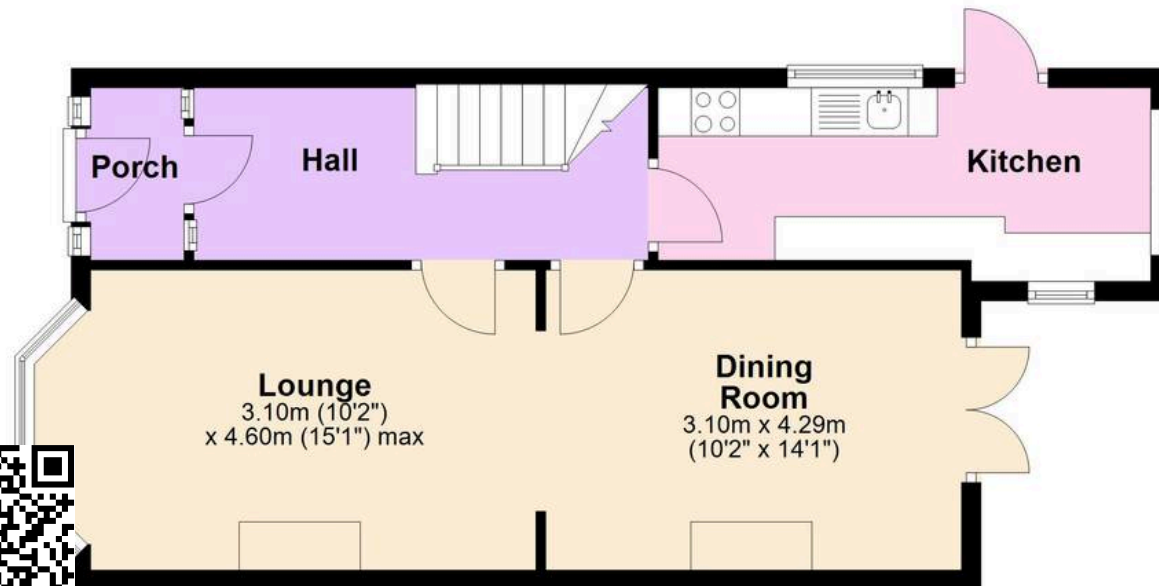
### First Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



### Ground Floor

Approx. 47.5 sq. metres (511.6 sq. feet)



### Second Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



Total area: approx. 118.7 sq. metres (1278.2 sq. feet)

