



The Cottage Lower Erith Road, Torquay – TQ1 2PX

Guide Price £225,000





The Cottage Lower Erith Road

Torquay

Grade II listed 3-bed home in central Torquay with balcony, parking, spacious rooms and exciting scope to modernise, close to Meadfoot and Babbacombe

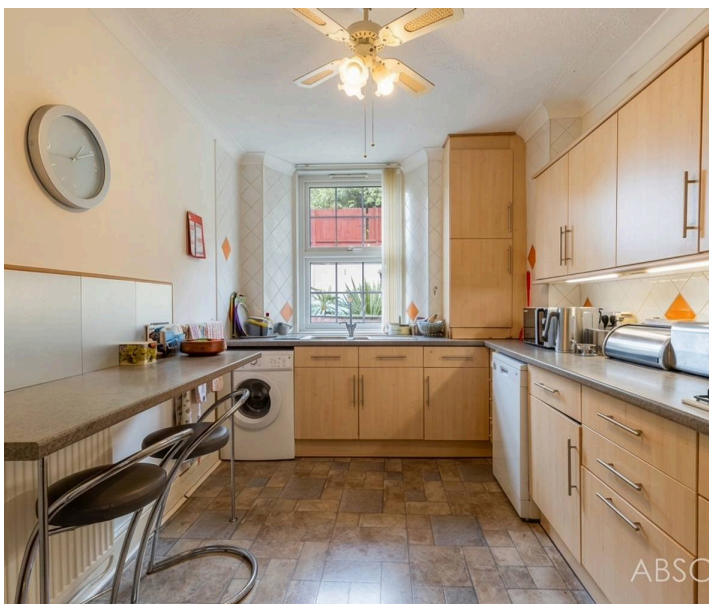
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Grade II listed property
- Three spacious bedrooms
- Fitted kitchen
- Bright sitting room with feature fireplace
- Large main shower room
- Shared driveway parking
- Central Torquay location close to the harbour
- Unrestricted street parking nearby
- Meadfoot and Babbacombe within easy reach.
- No chain



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Torquay

The property occupies a central Torquay position, placing the town centre, harbour, seafront and a wide range of amenities within easy reach. Torquay offers a strong selection of shops, cafés, restaurants, supermarkets, leisure facilities and everyday services, with the harbour and marina providing one of the town's key lifestyle destinations. Both Meadfoot and Babbacombe are within reach, giving buyers access to some of Torquay's most attractive coastal settings. Meadfoot Beach, Daddyhole Plain and the South West Coast Path offer excellent walking routes and sea views, while Babbacombe Downs, Oddicombe Beach and the cliff railway provide further coastal walks, cafés and leisure options. Wellswood is also accessible, with its village-style amenities including independent shops, cafés, restaurants, pharmacy and delicatessen. St Marychurch and Plainmoor provide further day-to-day services, while Torquay town centre offers larger retail, hospitality and leisure options.

Absolute Sales & Lettings

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

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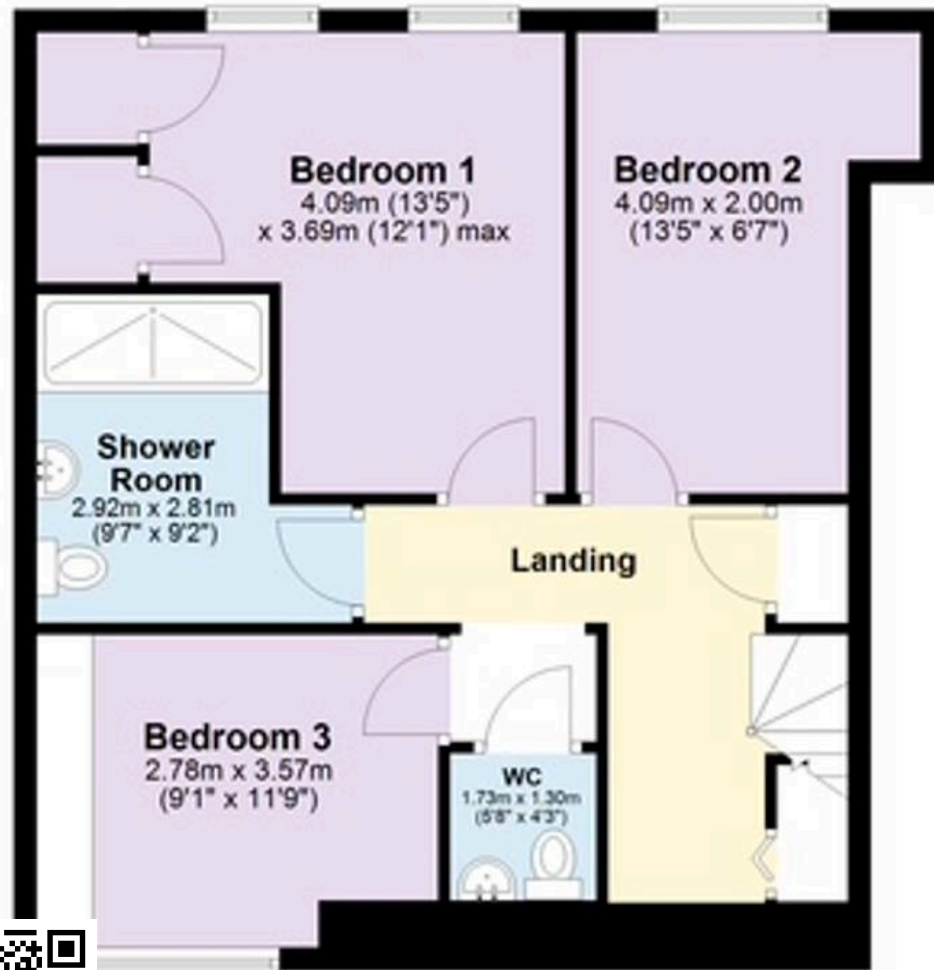
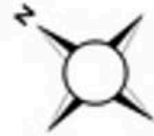
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Ground Floor

Approx. 59.2 sq. metres (637.5 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 102.4 sq. metres (1102.1 sq. feet)

