





## 9 Roundhill Road

Torquay, Torquay

A beautifully presented and well maintained 1930's Lutyens designed five bedroom semi detached home, offering spacious and versatile accommodation ideal for family living, situated in a highly sought after residential area. The property welcomes you via a generous reception hallway setting the tone for the space and character throughout and benefits from a convenient downstairs cloakroom. The living room provides a comfortable setting for relaxing while the separate dining area is perfect for family meals and entertaining.

The modern fitted kitchen is well equipped with built-in appliances and is complemented by a separate utility room, enhancing practicality for busy households. A particular feature of the home is the ground floor bedroom with adjoining wet room ideal for multi generational living or guest accommodation.

On the first floor there are four further bedrooms with the principal bedroom benefiting from fitted wardrobes and a stylish en suite bathroom. A spacious four piece family bathroom serves the remaining rooms.

The rear of the property enjoys open and distant sea views adding to the overall appeal of this impressive home.



### **Rear Garden**

To the front is an attractive block paved driveway providing ample off road parking and leads to a larger than average single garage. To the rear the property benefits from a good sized enclosed garden laid mainly to lawn, making it ideal for children and family activities. A sun terrace provides the perfect space for outdoor dining and relaxation.

### **DOUBLE GARAGE**

1 Parking Space

### **DRIVEWAY**

3 Parking Spaces



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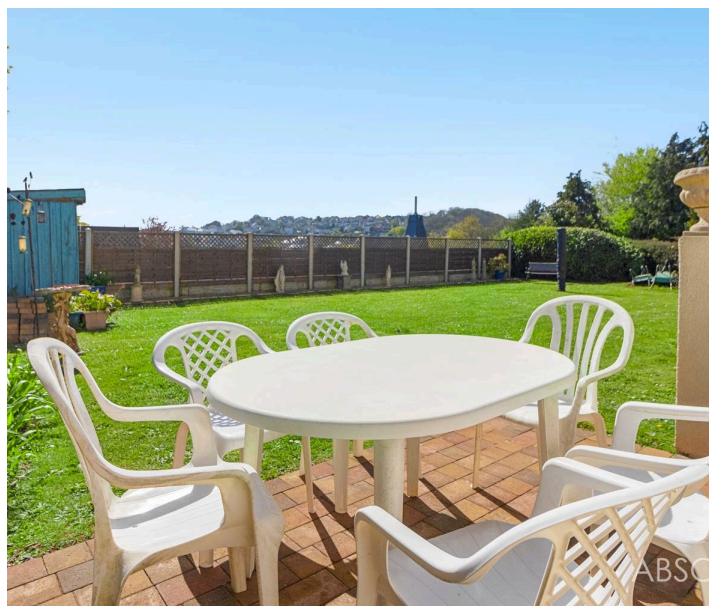
Situated in the highly desirable area of Livermead, the property enjoys a prime position within Torquay, particularly popular with families due to its proximity to schools, amenities, and the seafront. Local shops and everyday conveniences are within easy reach, while the nearby Torquay Seafront offers a range of leisure facilities, beaches, and coastal walks. The area also benefits from good transport links, making it an ideal base for commuting and family life alike. Torbay Hospital and both Grammar schools are within easy access.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





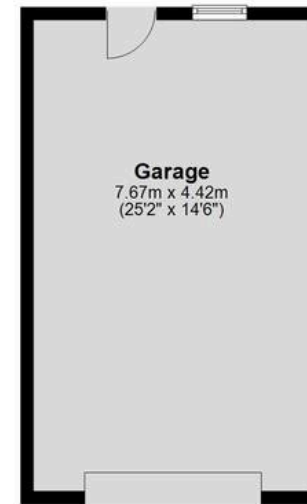
ABSOLUTE



**Ground Floor**  
Approx. 84.9 sq. metres (914.2 sq. feet)



**First Floor**  
Approx. 120.0 sq. metres (1291.8 sq. feet)



Total area: approx. 204.9 sq. metres (2206.0 sq. feet)





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