



11 Hilly Gardens Road, Torquay – TQ1 4QL

Guide Price £200,000

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11 Hilly Gardens Road

Torquay, Torquay

A three bedroom semi-detached house in the sought after St Marychurch area in need of renovation offered with no onward chain and off road parking for 1..

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mature three-bedroom semi-detached house
- Sought after St Marychurch position
- No onward chain
- Off-road parking for 1
- In need of renovation throughout
- Easy-to-maintain front and rear gardens
- Sitting room and separate dining area
- Fitted kitchen



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The property is located in St Marychurch, one of Torquay's most sought-after and characterful districts, renowned for its traditional village atmosphere and excellent local amenities. The pedestrianised precinct offers a variety of independent shops, cafés, and services, while Babbacombe Downs and the beautiful beaches of Oddicombe and Babbacombe are within easy reach. There are well-regarded primary and secondary schools nearby, along with regular bus services connecting to Torquay town centre, seafront, and surrounding areas. The location also offers convenient access to the A380, providing a swift route to Newton Abbot, Exeter, and the M5 beyond. St Marychurch combines a strong sense of community with the appeal of coastal living – making it an ideal setting for families, retirees, or anyone seeking a well-connected home close to the sea. Sent from Outlook for iOS

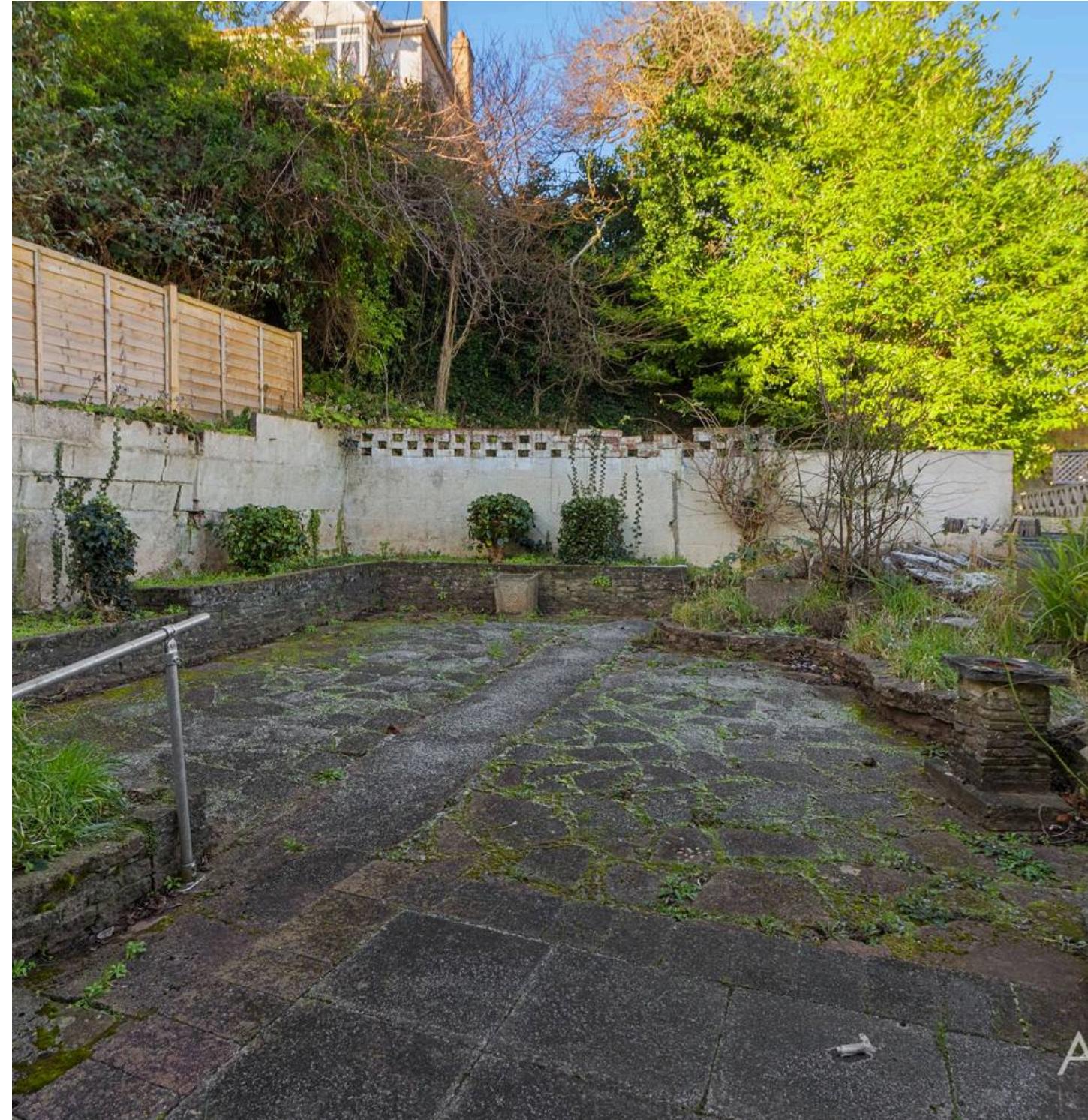
Absolute Sales & Lettings

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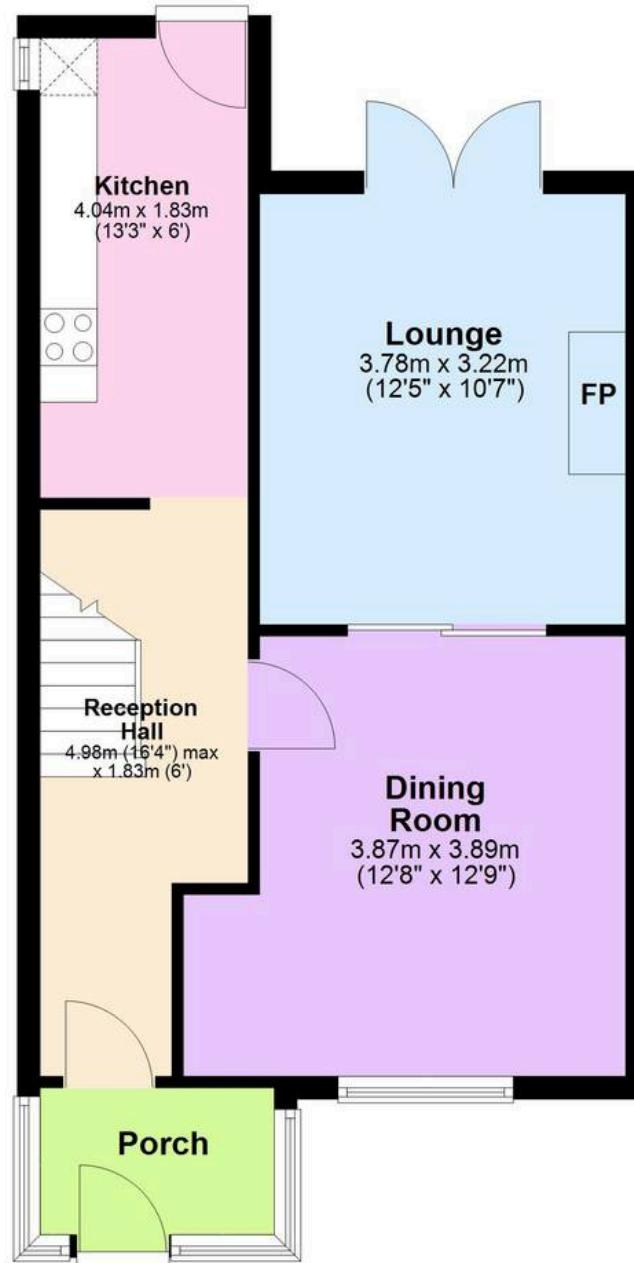
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Ground Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 85.6 sq. metres (921.7 sq. feet)

