



69 St. Edmunds Road, Torquay - TQ1 3QE

Guide Price £235,000





## 69 St. Edmunds Road

Torquay

Spacious three bedroom end terraced home with lounge/diner, utility room, downstairs WC, courtyard garden and rare double garage ideally located within convenient reach of Torquay amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious three bedroom end terraced house
- Lounge and separate dining area
- Fitted kitchen with separate utility room
- Downstairs cloakroom/WC
- Three double bedrooms
- Enclosed low maintenance courtyard garden
- Double garage with electric door to the rear
- Ideal first time buy or investment opportunity
- Well presented and maintained
- Level location close to amenities



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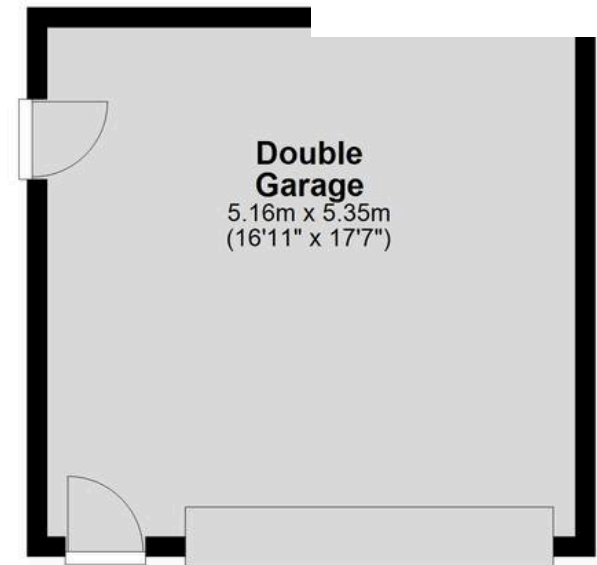
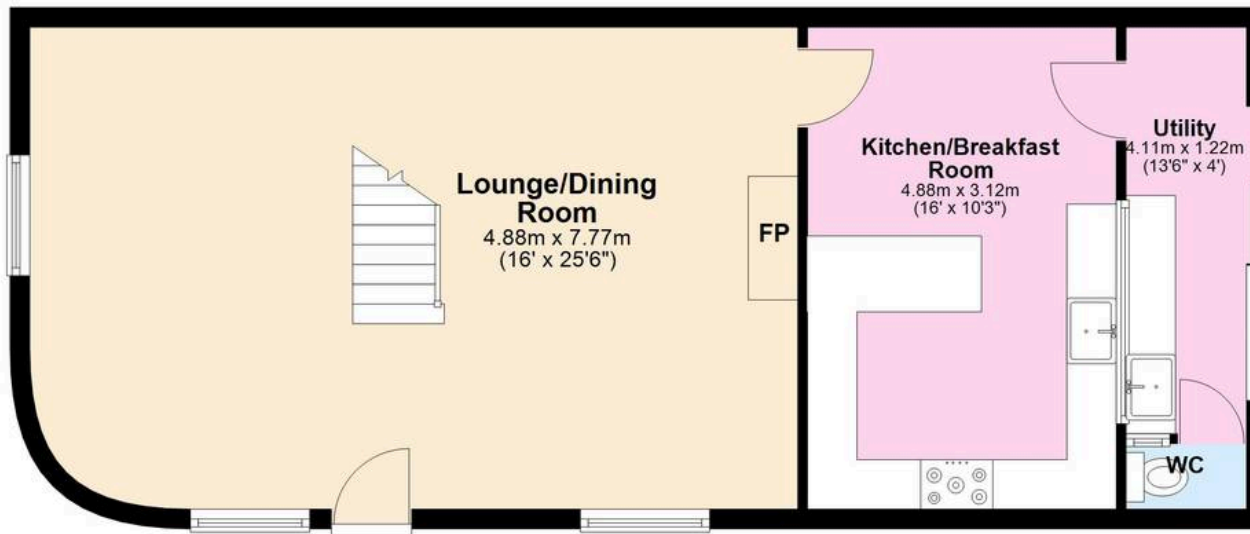
### Torquay

Situated within the popular Plainmoor area of Torquay the property enjoys excellent access to a wide range of everyday amenities and transport links. Plainmoor offers a strong community feel with local shops, supermarkets, cafés, takeaways, public houses, and convenience stores all within easy reach. Families are well catered for with several well regarded primary and secondary schools nearby whilst Torbay Hospital is also easily accessible, making the area popular with local professionals and healthcare workers. Regular bus services operate close by connecting into Torquay town centre, St Marychurch, Babbacombe, and surrounding areas. For those who enjoy the outdoors nearby green spaces and walks include Cary Park, the scenic Babbacombe Downs, and the South West Coast Path, all ideal for dog walking, coastal walks and enjoying the English Riviera lifestyle. Torquay town centre, harbour, marina, beaches, restaurants, and seafront attractions are also only a short drive away. Road connections are convenient with access towards the A380 linking to Exeter and the M5, whilst Torquay train station provides rail links further afield.



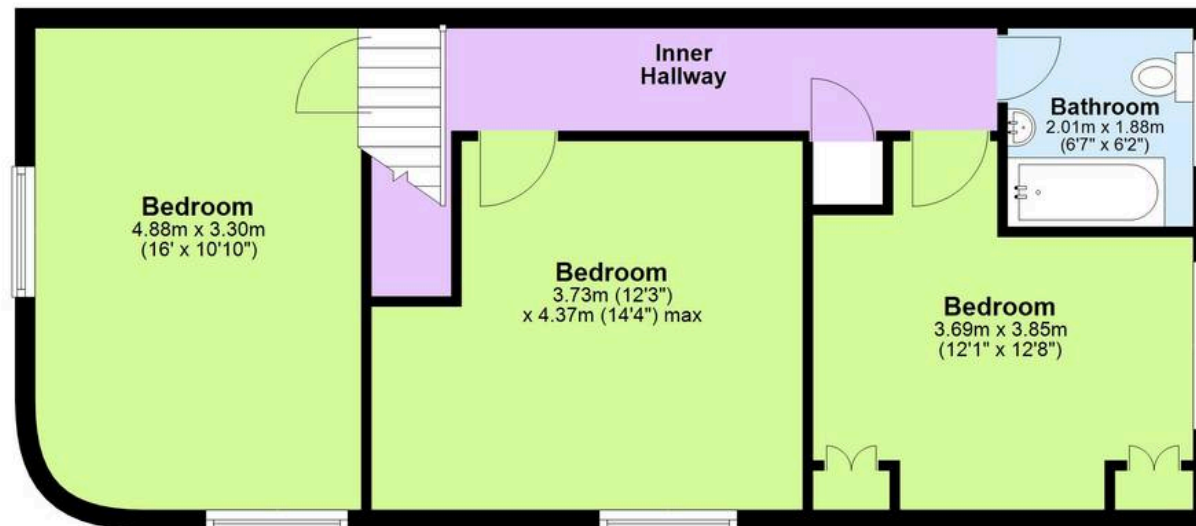
### Ground Floor

Approx. 86.8 sq. metres (933.8 sq. feet)  
(excluding WC)



### First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 129.7 sq. metres (1396.2 sq. feet)

