



19 Lower Shirburn Road, Torquay – TQ1 3ET  
£230,000







## 19 Lower Shirburn Road

Torquay, Torquay

Calling all first time buyers is this generous sized three bedroom family home, with 2 reception rooms and a good sized garden in a popular residential area close to local schools...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A mature three bed semi attached house
- Bay windowed lounge with feature fireplace
- Separate dining room
- Fitted kitchen with built in appliances
- Four piece bathroom/WC
- Separate WC
- Front and rear gardens
- Useful under-house storage
- Close to the town centre
- uPVC double glazing and gas central heating





# 19 Lower Shirburn Road

Torquay, Torquay

Lower Shirburn Road enjoys a convenient yet relaxed setting in Torquay, perfectly placed for day-to-day living and the coastal lifestyle the English Riviera is famous for. Just a short stroll or bus ride takes you to local shops, supermarkets, and schools, while the town centre, harbourside and seafront are all within easy reach for dining, shopping and leisure. Families will appreciate the choice of nearby schools, and those who love the outdoors can enjoy local parks, scenic coastal walks, and the sandy beaches that make Torquay such a desirable place to live. Excellent transport links, including regular bus services, nearby rail stations at Torre and Torquay, and road access to Newton Abbot, Exeter and beyond, ensure that this well-connected location combines everyday convenience with the charm of a vibrant seaside town.

## Absolute Sales & Lettings

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

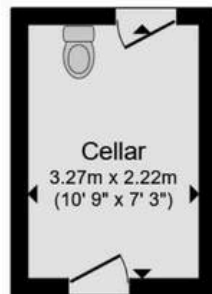
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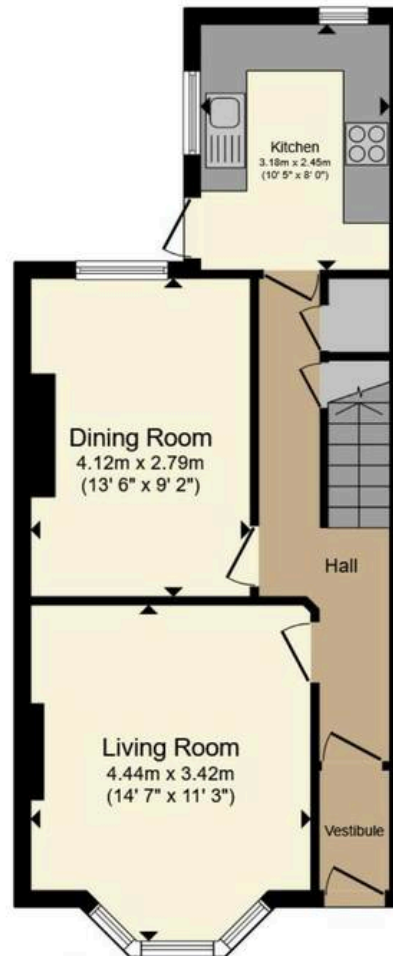
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**Cellar**



**Ground Floor**



**First Floor**



Floor area 98.0 m<sup>2</sup> (1,055 sq.ft.) approx

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, and it should not be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [agent.com](https://www.agent.com)