



**39 Second Avenue, Torquay - TQ1 4JD**

Guide Price **£260,000**





## 39 Second Avenue

Torquay, Torquay

A spacious five bed terraced house set over three levels with a larger than average tandem length garage

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Popular end of cul-de-sac position
- Close to local schools
- Fitted kitchen
- Downstairs shower room/WC
- Five bedrooms
- Modern fitted family bathroom/WC
- uPCV double glazing and gas central heating
- Front and rear gardens plus tandem length garage
- EPC rating - D / Council tax band - C



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Torquay, Torquay

The property occupies a popular residential position within close proximity to local schools and approximately 2 miles from Torquay and sea front with its array of shops, facilities and amenities. It is also close to local shops at Plainmoor and St Marychurch. An internal inspection is highly recommended to appreciate the size and position the accommodation boasts.



## Absolute Sales & Lettings

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

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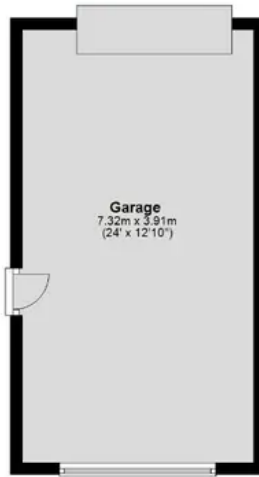
[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

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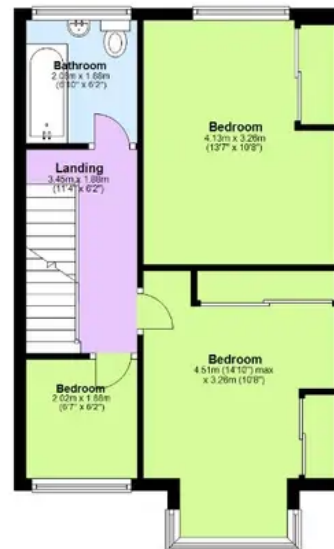


ABS

**Ground Floor**  
Approx. 87.8 sq. metres (945.0 sq. feet)



**First Floor**  
Approx. 42.4 sq. metres (456.2 sq. feet)



**Second Floor**  
Approx. 25.5 sq. metres (274.3 sq. feet)



Total area: approx. 155.7 sq. metres (1675.6 sq. feet)

Approx.  
Plan produced using PlanUp.

