



32 Berea Road, Torquay – TQ1 1JP

Guide Price £275,000







## 32 Berea Road

Torquay, Torquay

A deceptively spacious three bedroom semi-detached bungalow which is well presented throughout with low maintenance rear garden and front terrace, open plan living and off road parking to the rear for 1.

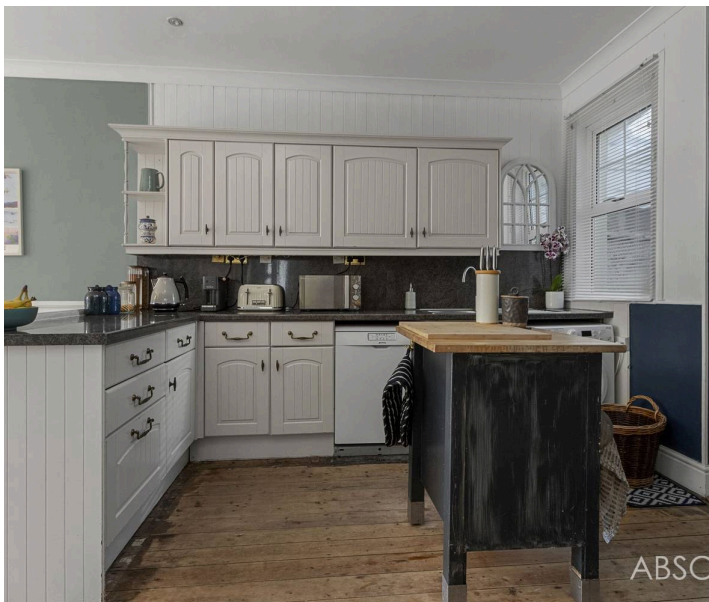
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A well presented three bed semi detached bungalow
- Open plan living area with modern fitted kitchen
- Sitting room with feature open fireplace
- Three double bedrooms (one currently arranged as second sitting room)
- Spacious four piece modern fitted bathroom/WC
- Most useful loft room/occasional bedroom four
- uPVC double glazing and gas central heating
- Superb front composite decked enclosed sun terrace enjoying open views over the surrounding area
- Within the catchment area for the highly regarded Warberry Primary School
- Off road parking for one car to the rear and on road parking with no restrictions





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Torquay, Torquay

The property is situated in a highly regarded residential area on Berea Road, offering the perfect balance of convenience and coastal living. Positioned just over a mile from Torquay town centre and the seafront, residents can enjoy easy access to the town's vibrant mix of shops, supermarkets, cafés, bars, and restaurants, as well as leisure facilities, theatres, and the picturesque marina. The stunning sandy beaches and waterside promenades of the English Riviera are within close proximity, making this an ideal location for those who appreciate seaside living. Families are well catered for with a selection of both primary and secondary schools nearby, alongside local parks and recreational spaces. For commuters, the property offers excellent transport links, with the South Devon Highway providing quick and convenient access to Newton Abbot, Exeter, and the M5 motorway, while Torquay railway station offers connections to mainline services.

### Absolute Sales & Lettings

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

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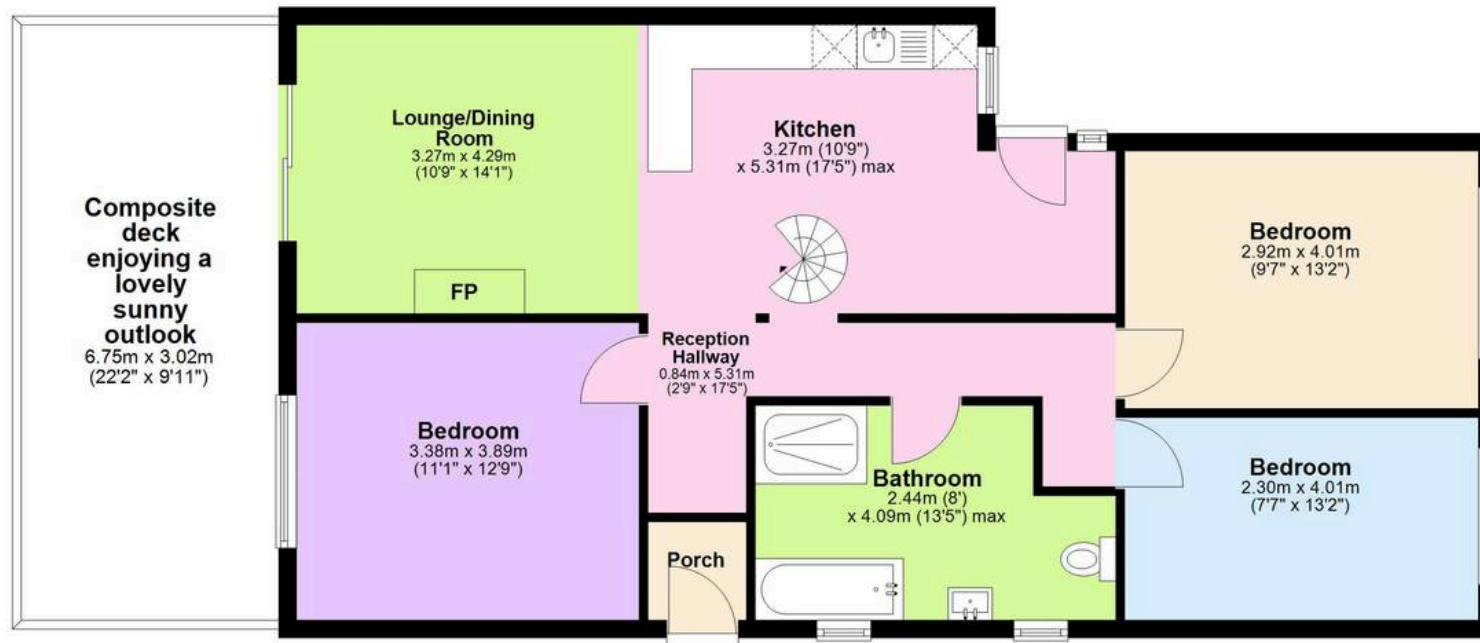
[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

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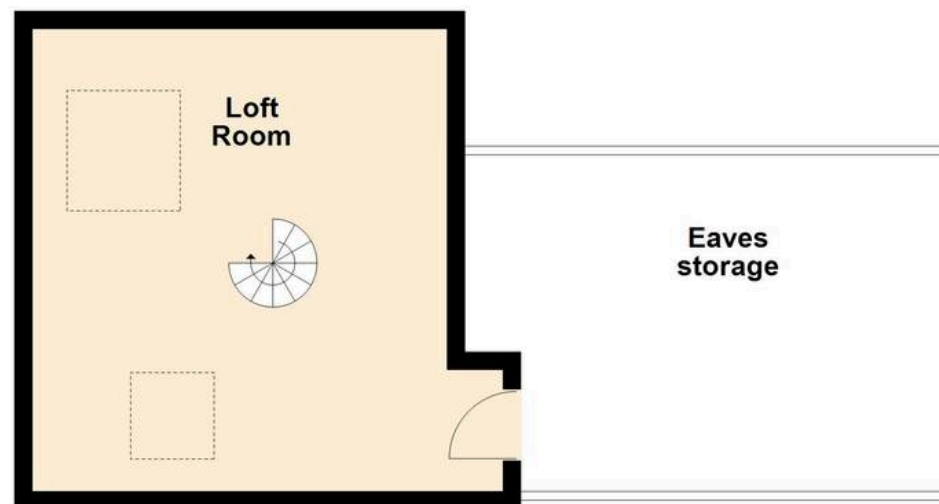
## Ground Floor

Approx. 82.4 sq. metres (886.6 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.1 sq. feet)



Total area: approx. 107.9 sq. metres (1161.8 sq. feet)

