



ABSOLUTE



11 Kents Road

Torquay, Torquay

This stunning Victorian 3-bedroom semi-detached villa, located in the heart of Wellswood, is a remarkable residence that seamlessly blends period charm with modern conveniences. The property boasts a spacious reception hallway that sets the tone for the elegance that awaits within. The first-floor landing is equally spacious and provides access to all areas of the home.

Upon entering, you are greeted by a bay-windowed sitting room featuring high ceilings and a unique secret door leading to a cloakroom/WC. The modern fitted kitchen/dining room, complete with built-in appliances, has ample space for family meals.

In addition to the living areas, the property offers an office area, utility room, and cellarge providing plenty of storage solutions for the modern family. The three double bedrooms are generously proportioned, with two featuring Victorian-style fireplaces that add character and charm to the rooms. One of the bedrooms also benefits from en suite facilities, offering a touch of luxury and convenience.



Completing the accommodation is a modern four-piece family bathroom, perfect for unwinding after a long day. The property benefits from gas central heating and uPVC double glazing, ensuring comfort and energy efficiency all year round.

In summary, this 3-bedroom villa is a rare find that seamlessly combines Victorian elegance with modern comfort. With its prime location in the sought-after Wellswood area, this property offers a unique opportunity to own a piece of history while enjoying contemporary living. An early viewing is highly recommended to fully appreciate all that this exceptional residence has to offer.

Front Garden

To the front of the property there is a patio area, ideal for al fresco dining. Flower beds border, planted with a variety of shrubs and bushes.

Garden

To the side of the property there is a level garden which has been laid to artificial grass for ease of maintenance. There is also a useful timber built Summer house and Torbay palm. There is access to the front door with outside lighting.

Driveway

2 Parking Spaces

To the front of the property there is pillared access to an attractive block paved driveway allowing for ample off road parking.

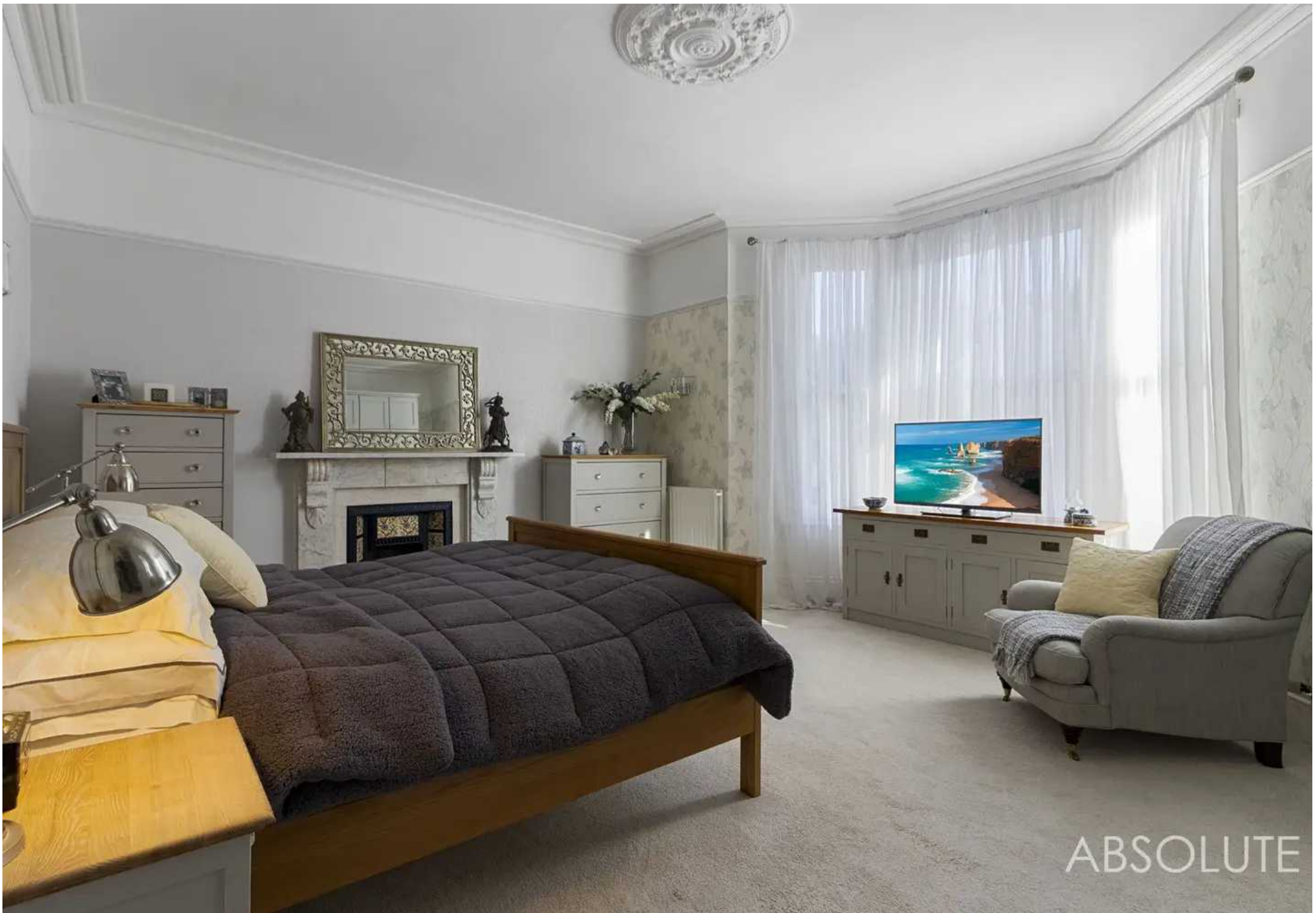


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The property occupies a much sought after residential position within the heart of Wellswood being within a short stroll from the boutique style shops and facilities in Wellswood Village. It is also within close proximity to Ilsham Valley and Meadfoot Beach with Torquay harbourside and marina being within approximately 1 miles distance.





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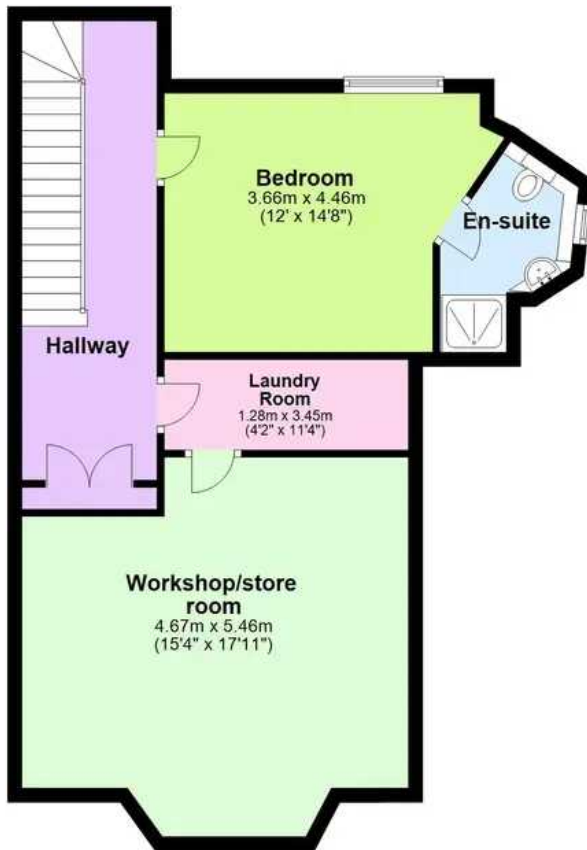
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Basement

Approx. 61.7 sq. metres (664.5 sq. feet)



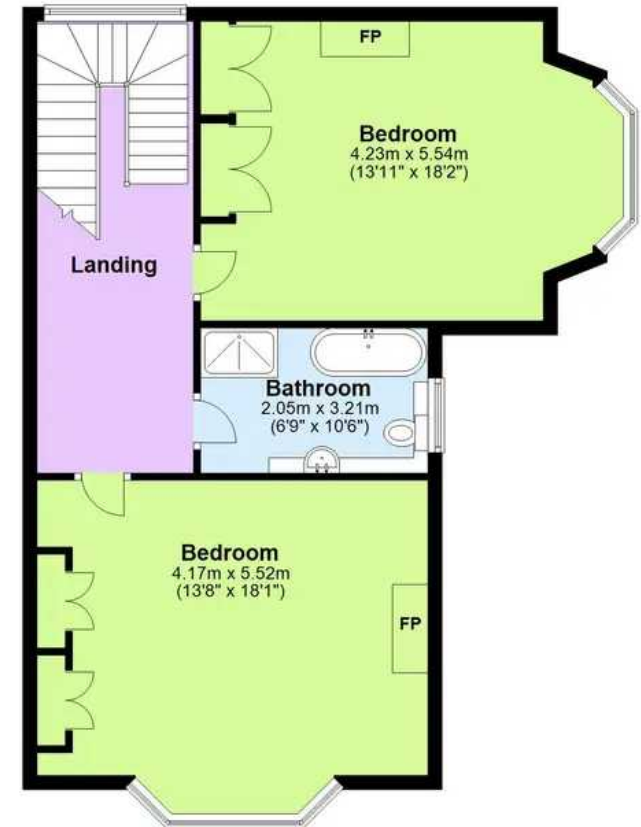
Ground Floor

Approx. 73.9 sq. metres (795.1 sq. feet)



First Floor

Approx. 68.4 sq. metres (735.8 sq. feet)





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