



**13 Gainsborough Close, Torquay – TQ1 2SB**

Guide Price **£260,000**







## 13 Gainsborough Close

Torquay, Torquay

A spectacular two bedroom and two bathroom end of terrace home, with amazing sea views, a low maintenance rear garden, off road parking situated within a highly sought after location...  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Quiet, private cul-de-sac location in Lincombes, Torquay
- Within walking distance to Wellswood Village, Meadfoot Beach, and Torquay town centre
- Offered with no onward chain
- Spectacular sea views from the rear elevation and garden
- Single garage with in front for 1-2 cars
- Private, low-maintenance rear garden with sea views
- Sunroom and good-sized lounge
- Separate fitted kitchen
- Downstairs WC and storage cupboard
- Two double bedrooms and two bathrooms upstairs





# 13 Gainsborough Close

Torquay, Torquay

Gainsborough Close is situated in the peaceful and sought-after Lincombes area of Torquay. The property is just a short distance from Wellswood Village, offering a selection of boutique shops, cafes, and local amenities. Meadfoot Beach is nearby, ideal for coastal walks and enjoying the sea, while the Torquay seafront and town centre are easily accessible for further shopping, dining, and leisure options. The area is well-connected, with local transport links and scenic coast path walks close to hand, making it perfect for those looking to combine convenience with a tranquil, coastal lifestyle.

## Absolute Sales & Lettings

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

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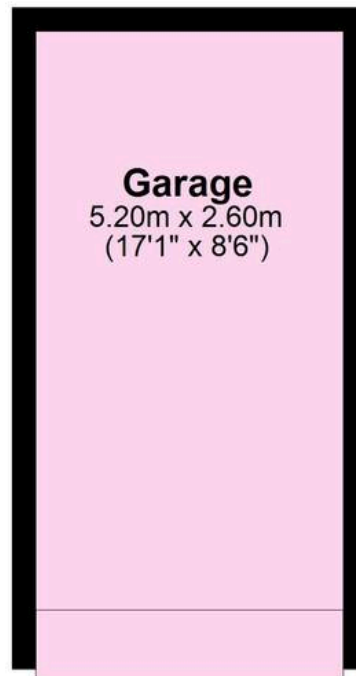
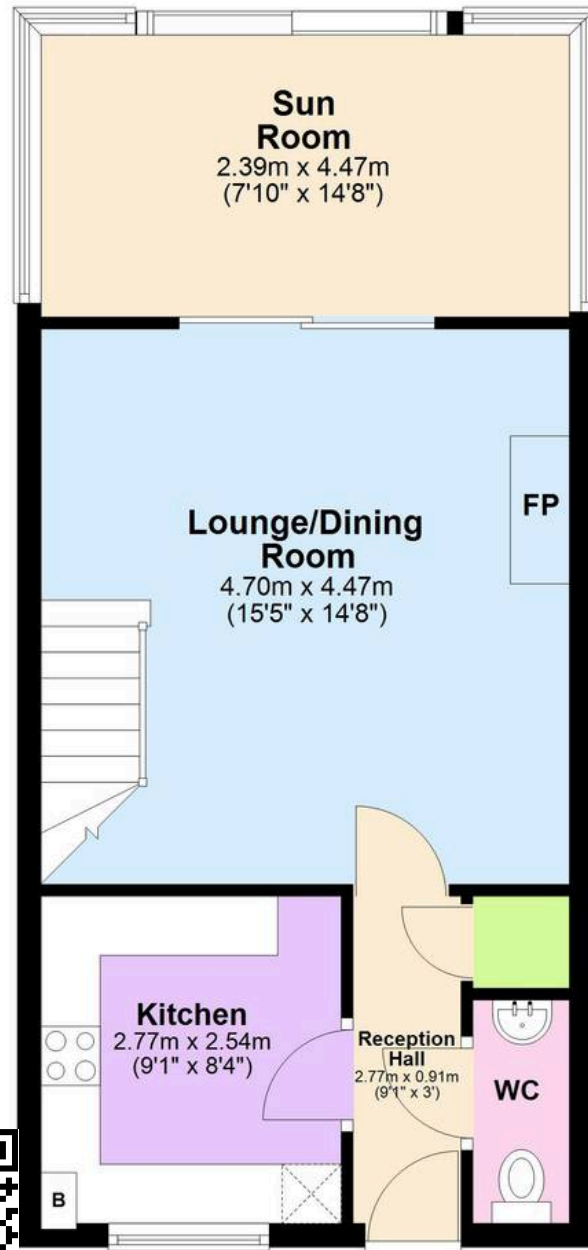
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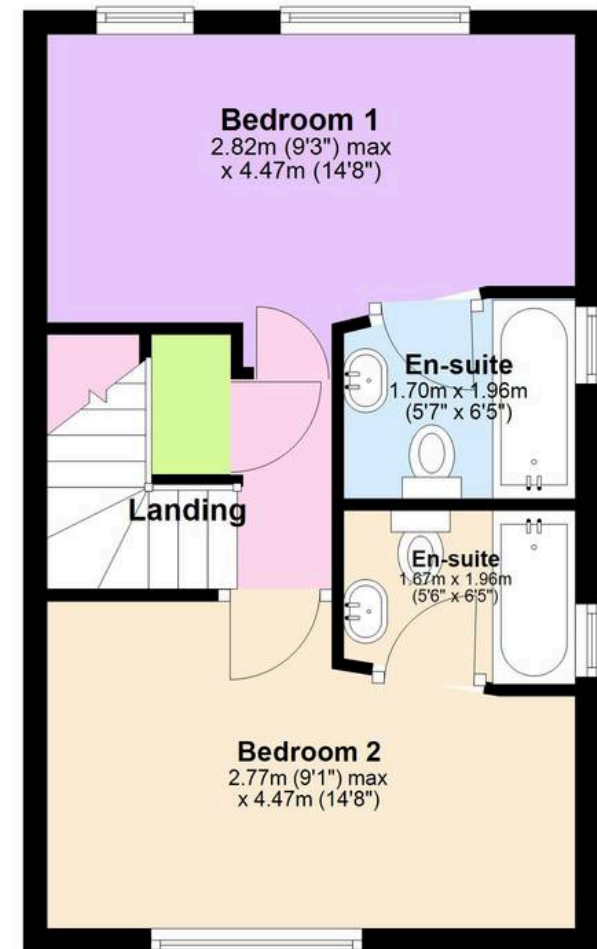
## Ground Floor

Approx. 45.0 sq. metres (483.9 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.1 sq. feet)



Total area: approx. 78.8 sq. metres (847.9 sq. feet)

