





16 The Reeves Road

Torquay, Torquay

Absolute Sales & Lettings, Chelston, are delighted to bring to the market this beautifully presented bay-fronted three-bedroom family home, set in one of Chelston's most sought-after residential areas.

Lovingly owned for over ten years, the property has been significantly upgraded by the current owners to create a warm and well-maintained home that's ready to move straight into.

A newly laid paved front approach with level steps leads to the main entrance and into a **spacious reception hallway**, offering a welcoming first impression with plenty of useful under-stairs storage. The **bay-fronted lounge** enjoys generous proportions, high ceilings, and a feature fireplace – the perfect setting for relaxed evenings.

To the rear is a **large kitchen/dining room**, ideal for family meals and entertaining, with ample under-counter space for appliances including a gas hob, along with an additional utility cupboard currently housing a tumble dryer.

Upstairs, the home offers **three well-appointed bedrooms** and a **modern bathroom suite** with shower-over-bath and heated towel rail. The principal bedroom benefits from a bay window, while the second is another generous double room.

Outside, the **south-facing rear garden** enjoys several flat tiers with seating areas ideal for family barbecues and outdoor storage.

Recent upgrades include a **new roof, solar**



REAR GARDEN

A generous sized tiered garden with patio/hot tub area, astro turf seating area enclosed by timber picket style fencing, and a large lawn area with shed, seating area and storage.

On street parking available



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Situated within one of Chelston's most popular residential areas, the property is ideally placed for a range of local amenities, including Shiphay shops, Cockington Country Park, and Armada Park, as well as being within easy reach of Torquay seafront. Highly regarded primary and grammar schools are nearby, along with excellent local transport links and access to Torbay Hospital. Chelston remains one of Torquay's most desirable districts for families, offering a strong sense of community and convenient access to both work and leisure.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

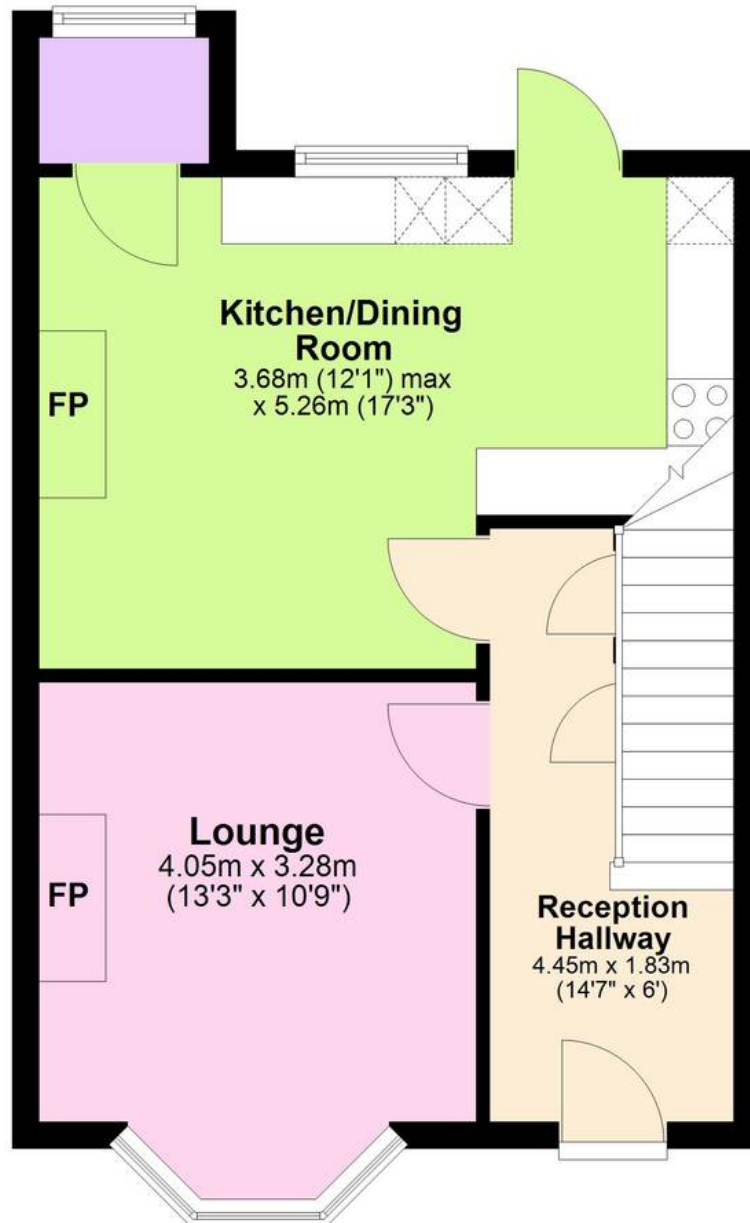






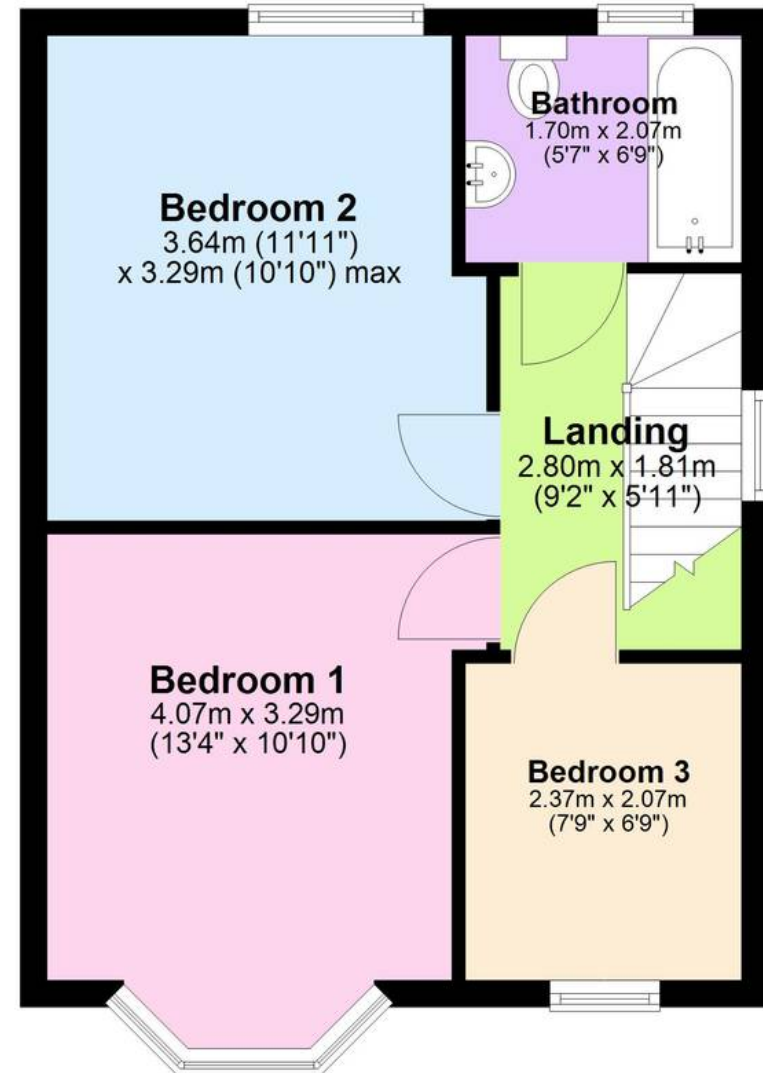
Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 83.8 sq. metres (902.1 sq. feet)





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