



## 1 Bramble Close, Torquay – TQ2 6ND

Guide Price £289,950





# 1 Bramble Close

Torquay, Torquay

Charming 1930s 3-bed semi-detached home in peaceful cul-de-sac near Cockington Country Park with off road parking, new boiler and no onward chain...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Charming 1930s three-bedroom semi-detached house.
- Peaceful cul-de-sac location near Cockington Country Park and Armada Park
- No onward chain, making for a convenient purchase
- Convenient access to local shops, Torbay Hospital, and schools
- Recently installed boiler and driveway parking
- Bay-fronted lounge with a feature fireplace
- Spacious kitchen-dining room opening to a newly installed rear deck
- Large, sunny garden with an open aspect.
- Two spacious double bedrooms and a third single bedroom
- Modern bathroom with a shower
- Potential to extend subject to necessary planning permissions



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Bramble Close is in a sought after residential street being convenient for the town and harbour and close to the village style communities centred around Walnut Road and Old Mill Road where there is an excellent range of amenities. The 450 acre Cockington Park with its preserved thatched cottages, tea rooms, historic buildings and listed pub is close by and can be explored through a network of paths and cycleways. This location also allows easy access to the ring road, Torbay Hospital, edge of town retail parks and a range of good schools including the Boy's and Girl's Grammar Schools. Area: Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a good range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby

## Absolute Sales & Lettings

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water provides a gateway to destinations further

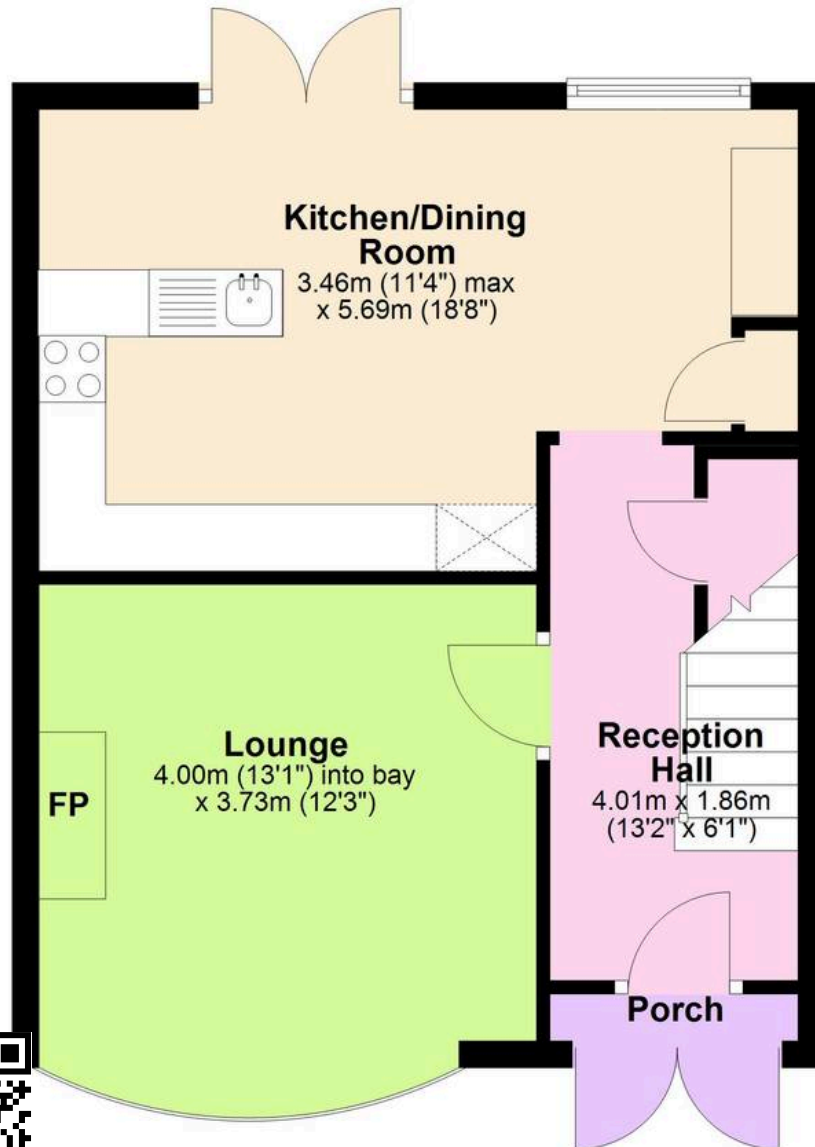


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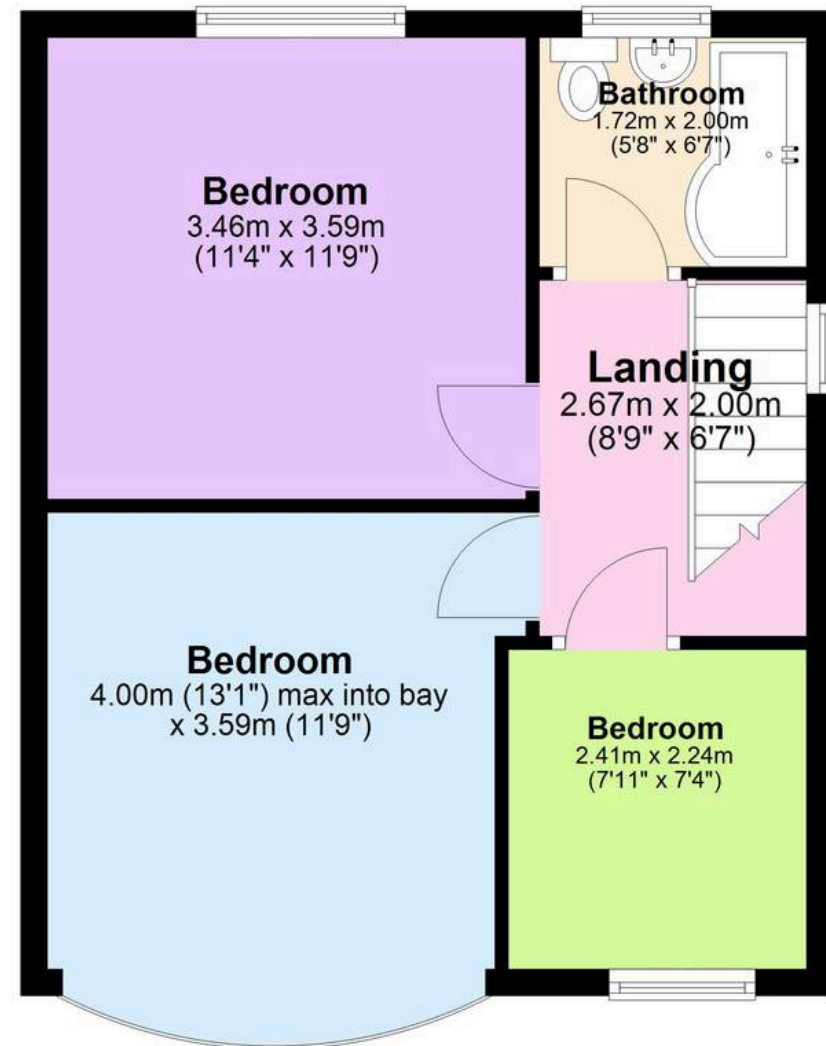
## Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Total area: approx. 80.5 sq. metres (866.8 sq. feet)

