



14 Ferndale Road, Torquay – TQ2 6JT  
£260,000







## 14 Ferndale Road

Torquay, Torquay

A fabulous family home cherished and improved over 18 years, that has three double bedrooms, beyond spacious living/dining areas, and a low maintenance garden...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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Torquay, Torquay

The property is enviably located within easy reach of a selection of highly regarded schools including Sherwell Valley and Shiphay Primary Schools, and the acclaimed Torquay Boys and Girls Grammar Schools. The picturesque Cockington Country Park is within a couple of miles distance, covering circa 460 acres of woodland, lakes, and meadows. Access onto the A380 and South Devon Expressway for swift access out of Torbay toward the regional cities and beyond. Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

## Absolute Sales & Lettings

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

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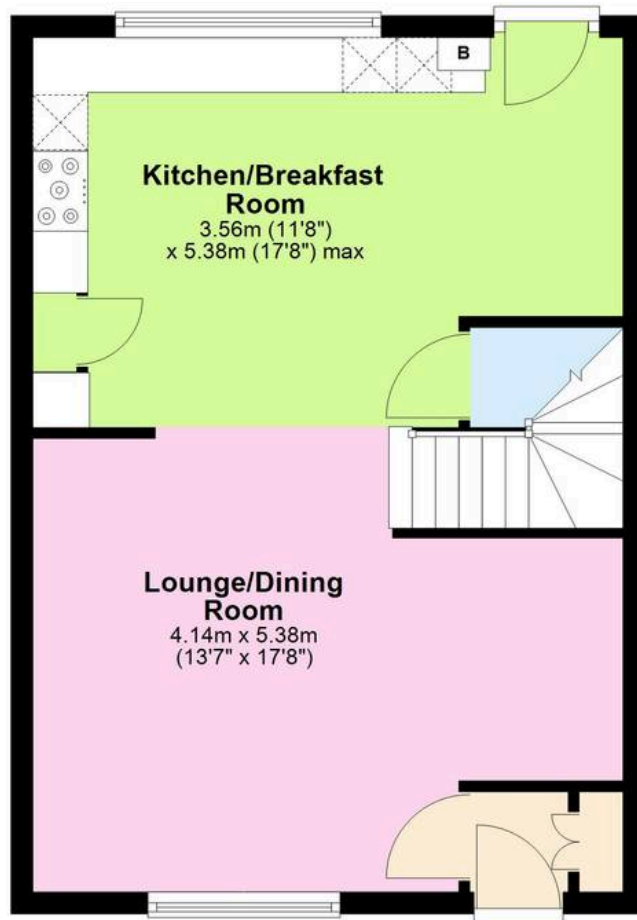
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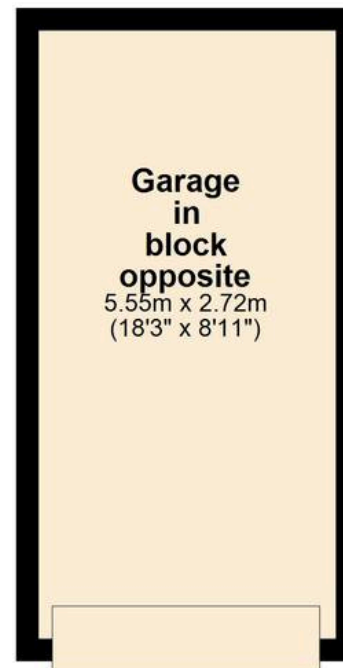
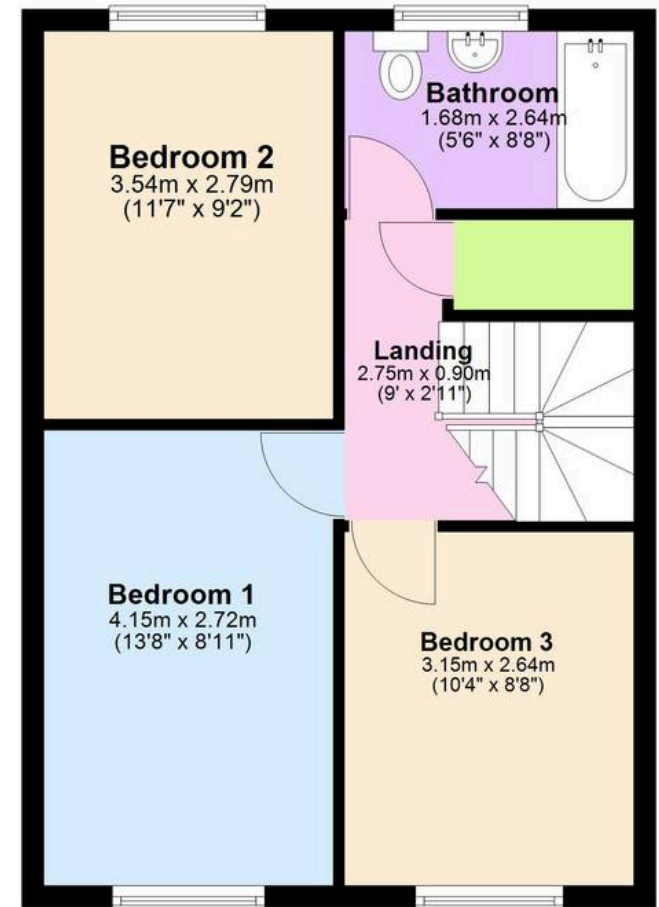
## Ground Floor

Approx. 57.6 sq. metres (619.8 sq. feet)



## First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 100.3 sq. metres (1079.8 sq. feet)