



74 Hawkins Avenue, Torquay – TQ2 6ES
£325,000





74 Hawkins Avenue

Torquay, Torquay

Beautifully presented 3-bed semi with modern kitchen, bay window sitting room, and landscaped garden. Close to schools and hospital, with garage and driveway. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A superbly presented and extended three bed semi detached house
- Downstairs shower room/WC
- Bay windowed sitting room with feature wood burning stove
- Modern fitted and extended kitchen/dining room with built in appliances and separate utility room
- Three bedrooms
- Modern fitted bathroom/WC
- Ample driveway parking and a single garage
- Attractively landscaped and enclosed rear garden
- Convenient location close to Sherwell Valley Primary School, both Grammar schools and Torbay Hospital
- Gas central heating and uPVC double glazing



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The property occupies a much sought after and popular residential position opposite Sherwell Valley Primary School and is within close proximity to both Grammar schools and Torbay Hospital. The ring road is within easy reach which connects to Newton Abbot, Exeter and beyond. An early inspection is essential to appreciate the size, position and condition the accommodation boasts.

Absolute Sales & Lettings

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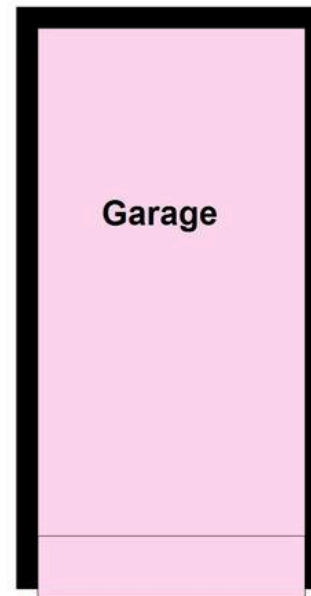
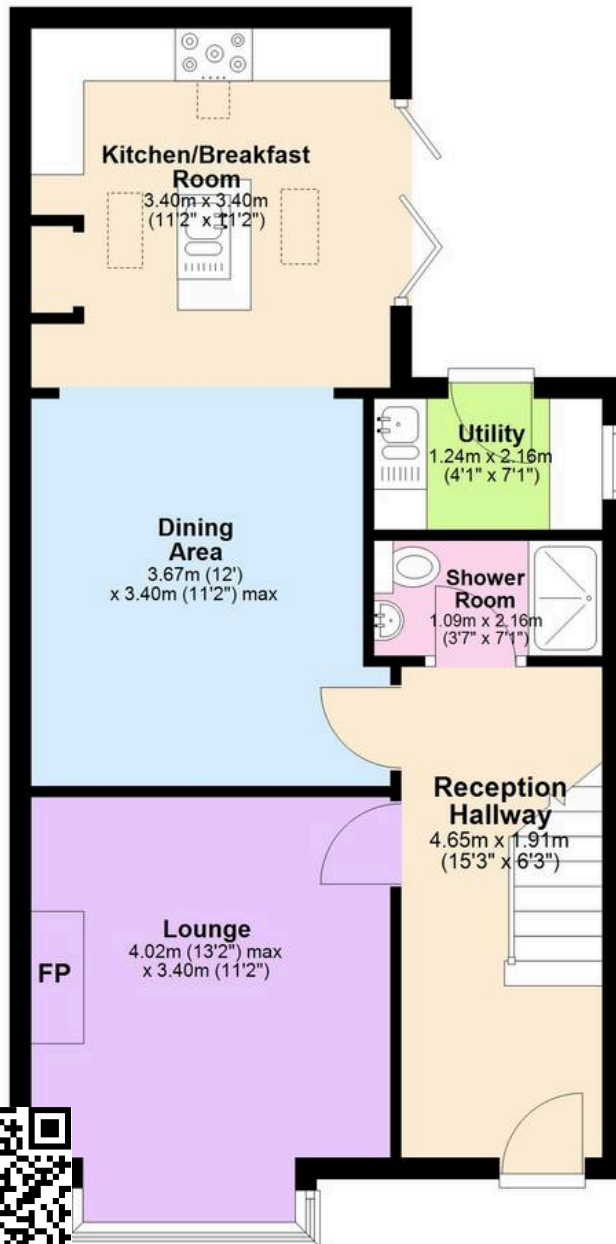
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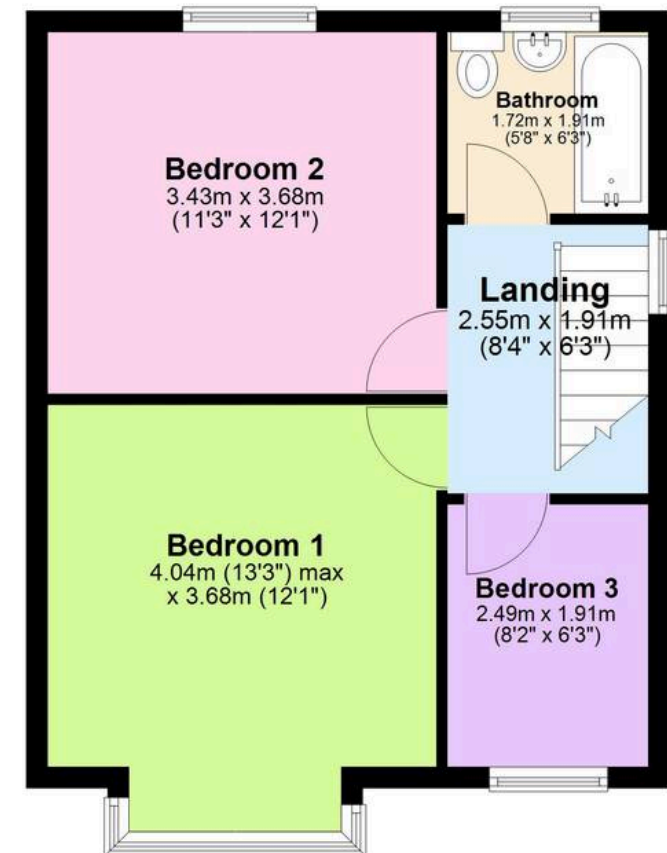
Ground Floor

Approx. 52.0 sq. metres (559.7 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 92.8 sq. metres (998.8 sq. feet)

