







## Studley Road

### Torquay

This spacious four bed Edwardian style semi detached house has accommodation set over 2 levels briefly comprising of a reception hallway, downstairs cloakroom/WC, sitting room, formal dining room, breakfast room and fitted kitchen with built in appliances. On the first floor there are four bedrooms and a four piece family bathroom/WC. The property benefits from the installation of uPVC double glazing and gas central heating. Outside there is off road parking to the front, an enclosed front garden which is level and laid largely to lawn and a level rear garden which is enclosed by timber fencing and brick walling with flower beds bordering and a single garage with a workshop area which is accessed via the rear lane.





#### **REAR GARDEN**

Level rear garden which is enclosed by timber fencing and brick walling with flower beds bordering

#### **FRONT GARDEN**

Enclosed front garden is level and laid largely to lawn

#### **GARAGE**

Single Garage

#### **OFF ROAD**

1 Parking Space





# Studley Road

Torquay

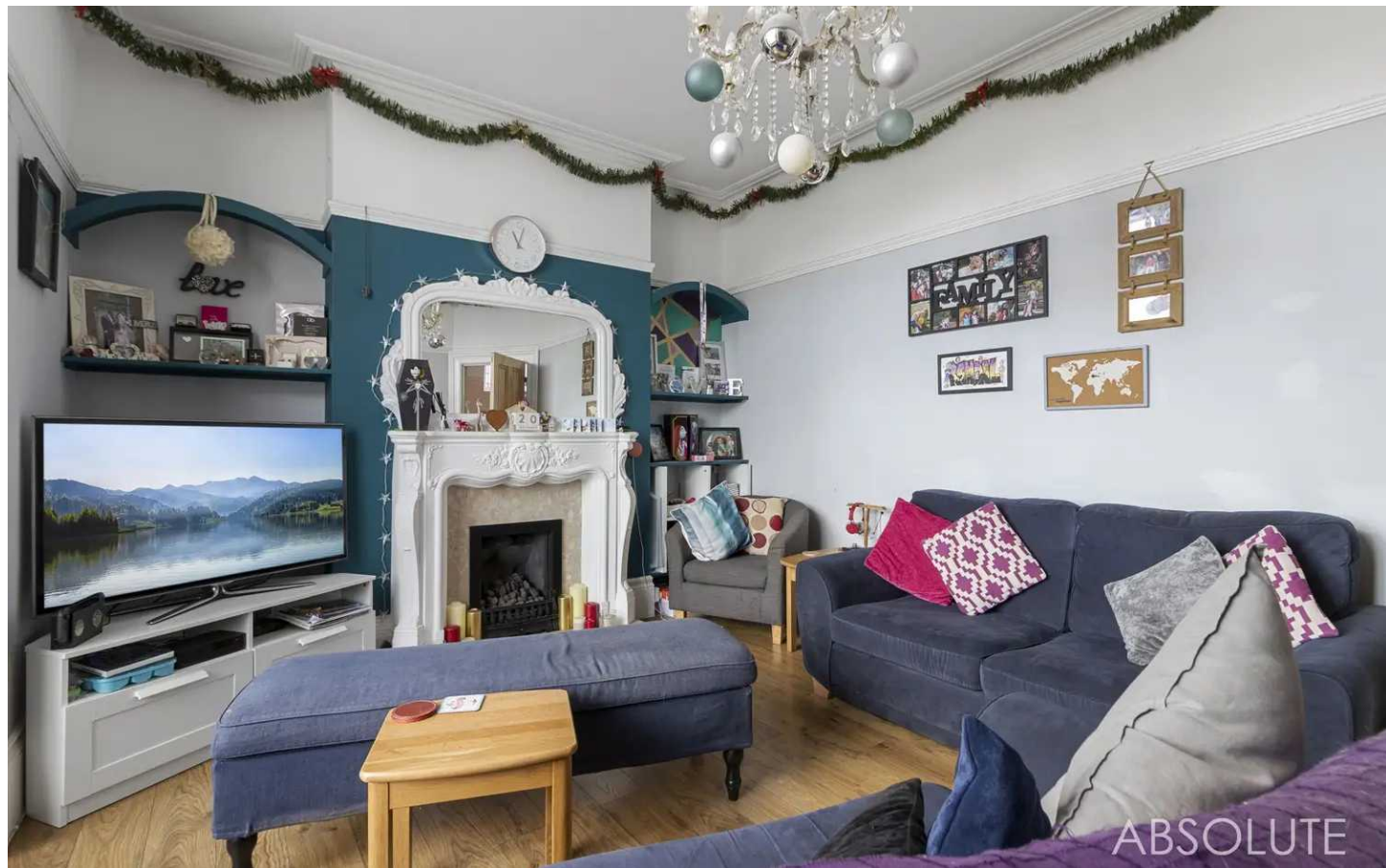
The property occupies a popular residential position within close proximity to local shops at Plainmoor, local schools and approximately 1 mile from Torquay town centre and sea front. An internal inspection is highly recommended to appreciate size, position and flexibility the accommodation boasts.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Spacious accommodation located close to local shops
- Downstairs cloakroom/WC
- Three reception rooms
- Modern fitted kitchen
- Four bedrooms
- Four piece bathroom/WC
- uPVC double glazing and gas central heating
- Off road parking and single garage
- Front and rear gardens







ABSOLUTE





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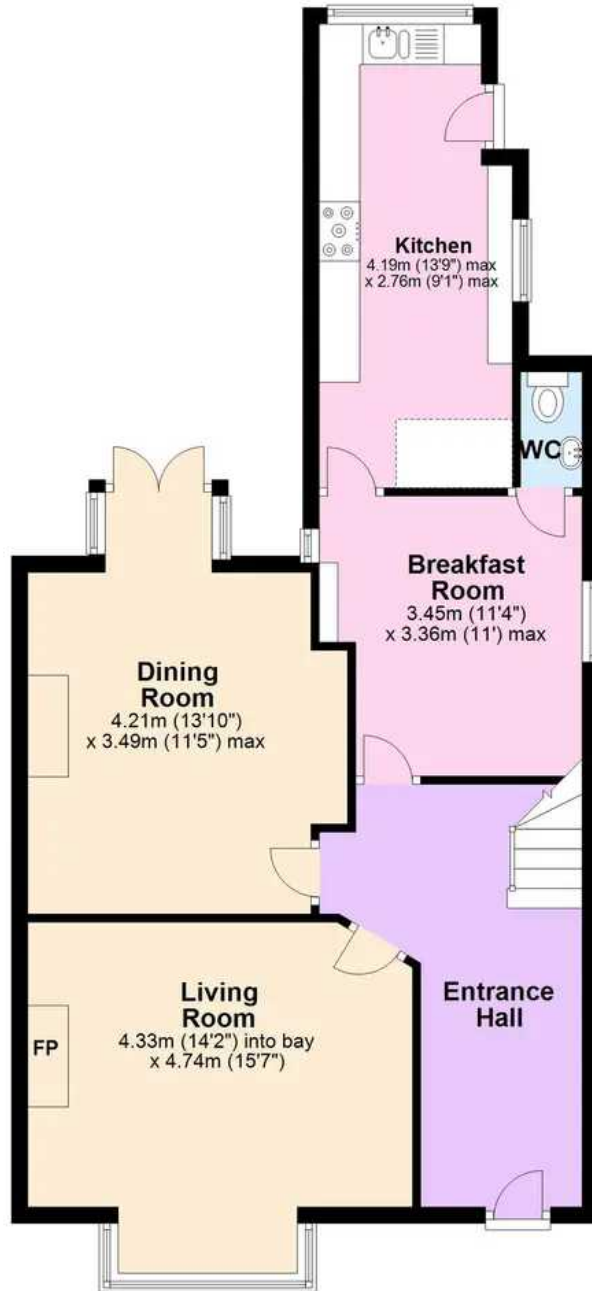


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**Ground Floor**



**First Floor**



Total area: approx. 135.2 sq. metres (1455.1 sq. feet)

Approx  
Plan produced using PlanUp.







## Absolute Sales & Lettings

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