



24 Sherwell Park Road, Torquay – TQ2 6EE  
£260,000







## 24 Sherwell Park Road

Torquay, Torquay

Fully renovated family home in Higher Chelston. New roof, landscaped garden, fireplaces, modern kitchen-dining area. Close to schools, park. 3 beds, modern bathroom. Potential loft expansion. Immaculate, move-in-ready.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Fully renovated bay-fronted home
- Brand-new roof and immaculate interiors
- Landscaped garden with patio and lawn area
- Modern kitchen-dining room with breakfast bar
- Two feature fireplaces in lounge and kitchen/dining room and underfloor heating
- Three bedrooms, including a bay-fronted main bedroom
- Contemporary bathroom suite and oak doors throughout
- Large loft with Velux windows and expansion potential
- Quiet cul-de-sac location near parks and top schools
- Move-in ready, perfect for young families





## 24 Sherwell Park Road

Torquay, Torquay

Sherwell Park Road 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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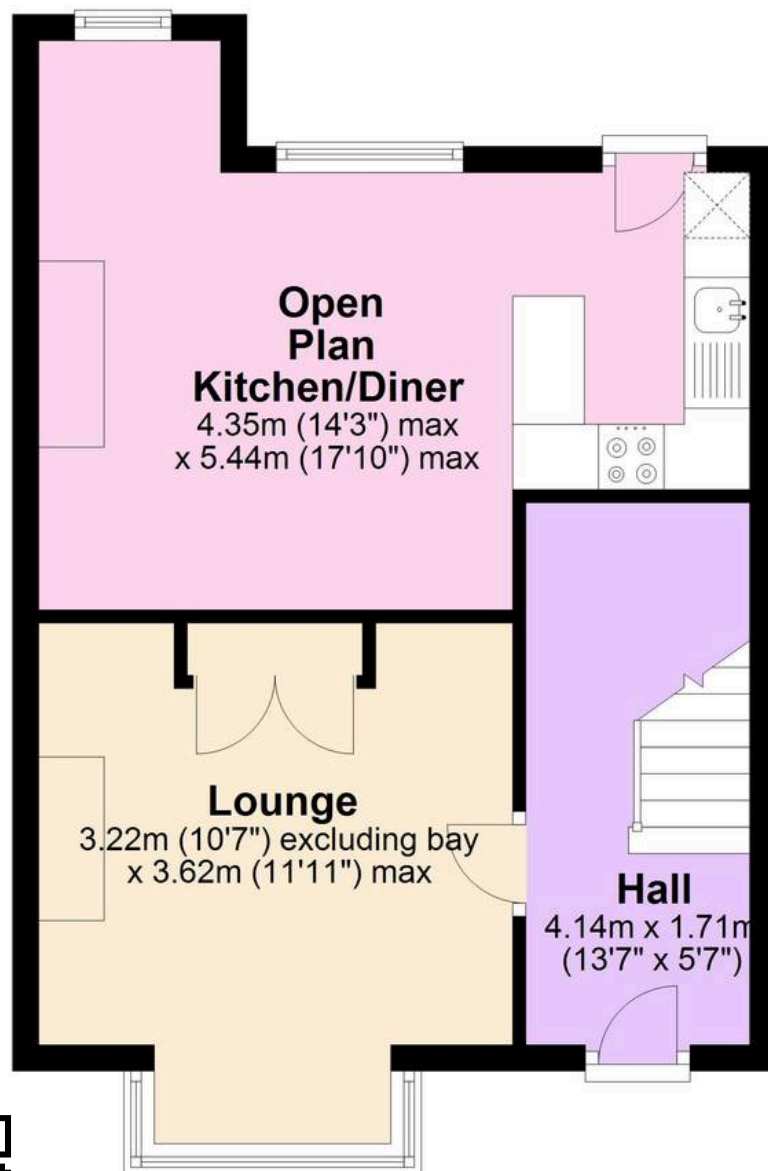


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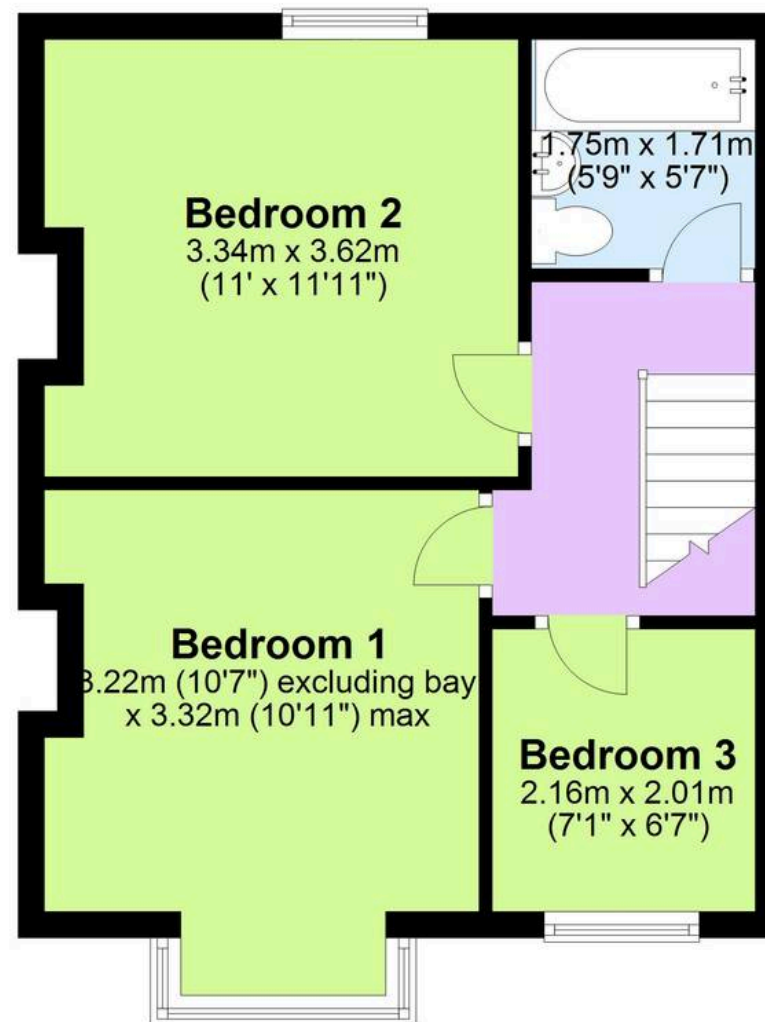
## Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 74.4 sq. metres (800.4 sq. feet)

Approx  
Plan produced using PlanUp.

