



30 Trumlands Road, Torquay – TQ1 4RN

Guide Price £265,000





30 Trumlands Road

Torquay, Torquay

Fantastic renovation and improvement opportunity in sought-after St Marychurch area with this 3-bedroom semi-detached house with large plot, off road parking and no onward chain...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- A three bedroom semi-detached home
- Large plot with potential to improve and extend (subject to necessary planning permissions)
- No onward chain
- In need of modernisation
- Driveway parking for 2 cars
- Generous sized rear garden
- Sought after St Marychurch location close to local schools and amenities
- Within walking distance of St Marychurch precinct
- Double glazing and gas central heating



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The property occupies a sought after residential position on the edge of St Marychurch with its array of shops, cafes, pubs and further amenities. Highly regarded schools are also situated only a stones throw away. There is also easy access to both Boys and Girls Grammar schools, Torbay Hospital and the ring road which connects to Newton Abbot, Exeter and beyond. Torquay town centre and deep water marina are both within approximately two miles distance. An early inspection is essential to appreciate the size, position and condition the accommodation boasts.

Absolute Sales & Lettings

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

01803 214214

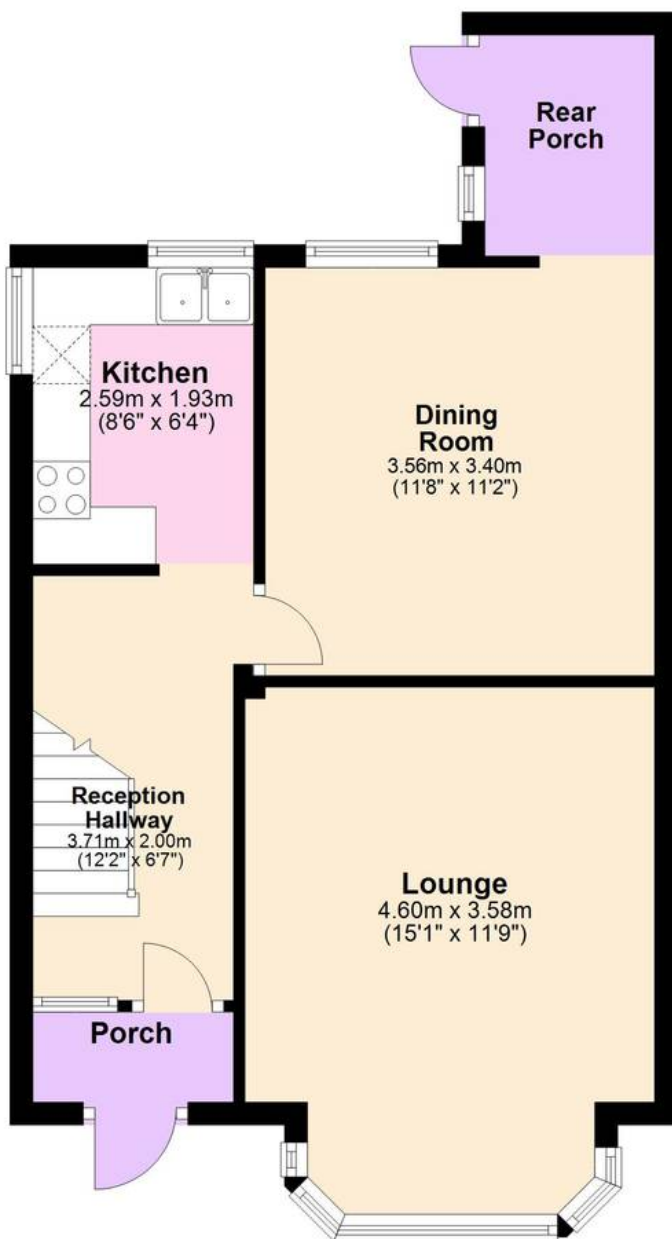
torquay@movewithabsolute.co.uk

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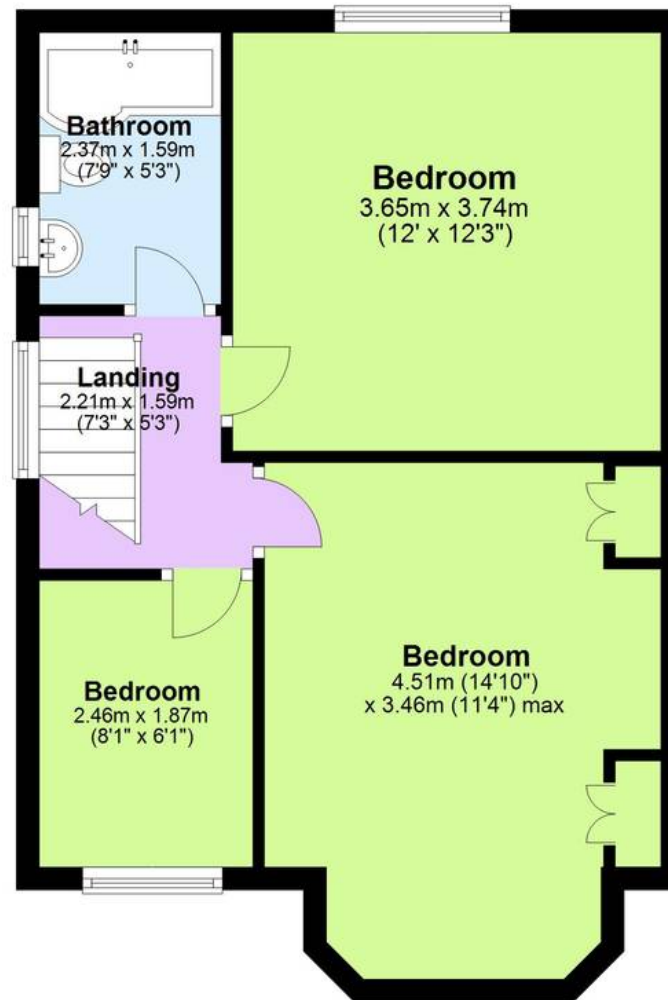
Ground Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 sq. feet)

Approx
Plan produced using PlanUp.

