



11 Churchway, Torquay – TQ1 3NS

Guide Price £325,000







## 11 Churchway

Torquay, Torquay

Spacious, characterful 4-bed Edwardian terraced property with original features. Reception hallway, bay windowed lounge, dining room, fitted kitchen, four bedrooms, bathroom, WC. uPVC double glazing, gas heating. Requires modernisation. Front garden, rear courtyard with toilet, store, prefabricated garage. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A four bed terraced Edwardian character residence in a sought after residential position
- Bay windowed lounge
- Formal dining room
- Spacious kitchen/breakfast room with built in appliances
- Four bedrooms
- Bathroom and separate WC
- Gas central heating and uPVC double glazing
- Good size front garden and enclosed rear courtyard gardens
- Single garage
- No chain





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Torquay, Torquay

The property occupies a much sought after residential position within the popular Babbacombe area of Torquay within close proximity to local shops and Babbacombe Downs, with Torquay sea front and town centre both being within approximately 2 miles distance with its array of shops, facilities and amenities. An early inspection is essential, as the property is offered with vacant possession, to appreciate the size, position and potential the accommodation offers.

## Absolute Sales & Lettings

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

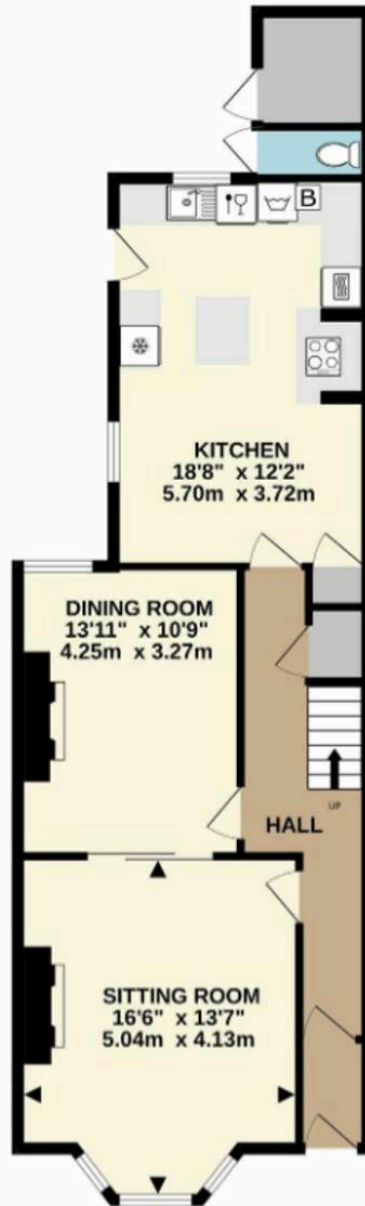
01803 214214

[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

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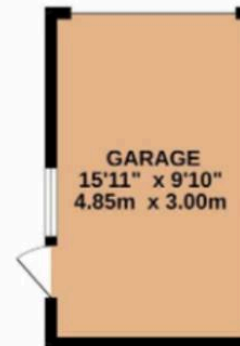
GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



FIRST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



GARAGE  
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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