



11 Clennon Lane, Torquay - TQ2 8HH
£224,950





11 Clennon Lane

Torquay, Torquay

Charming 3-bed semi-detached home in Torquay's Barton area, perfect for families or first-time buyers. Spacious lounge with fireplace, large kitchen-dining area, family-friendly garden, well-equipped kitchen, 3 double bedrooms, modern bathroom, gas heating, double glazing, on a quiet corner plot with ample parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ideal for first-time buyers or young families
- Three spacious bedrooms
- Generous front and rear gardens, mostly laid to lawn
- Large kitchen-diner with garden views
- Feature fireplace in a spacious lounge
- Oak laminate flooring throughout the downstairs
- Corner plot in a quiet part of Clennon Lane
- Ample on-road parking available
- Modern family bathroom suite
- Gas central heating and double glazing throughout



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The property is ideally positioned near Barton Parade, which offers a range of everyday amenities including a Tesco Express and Co-operative store. The area is also well-served by a selection of highly regarded primary and secondary schools, making it an ideal choice for families. The wren retail park is within a short drive which has a range of large supermarkets including Sainsbury's and Marks and Spencers. The location provides great access to the A380 for those who commute. Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera. Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot. By Air: Exeter Airport provides both UK and international flights. By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds. Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles



Ground Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 73.7 sq. metres (793.0 sq. feet)

