



12 Courtland Road, Torquay – TQ2 6JR

Guide Price £285,000





12 Courtland Road

Torquay, Torquay

Spacious 4-bed semi in Chelston near schools and parks. Ideal renovation project. Large driveway, integral garage, private garden. 3 double, 1 single beds, modern shower room. Lots of potential to add value. No forward chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Located in a sought-after Chelston area near top schools and parks
- Four-bedroom semi-detached home, extended and spacious
- In the same family since the 1970s, ideal for renovation
- Offered with no forward chain for a straightforward purchase
- Large driveway and integral garage with additional WC and storage
- Spacious lounge/dining area plus a large kitchen breakfast room opening to the garden.
- Three large double bedrooms and a generous single bedroom upstairs
- Recently updated modern shower room with a walk-in shower
- Private rear garden space
- Plenty of potential to add value and modernise

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Courtland Road is enviably located within easy reach of a selection of highly regarded schools including Sherwell Valley and Shiphay Primary Schools, and the acclaimed Torquay Boys and Girls Grammar Schools. The picturesque Cockington Country Park is within a couple of miles distance, covering circa 460 acres of woodland, lakes, and meadows. On a local bus route with access onto the A380 and South Devon Expressway for swift access out of Torbay toward the regional cities and beyond 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

Absolute Sales & Lettings

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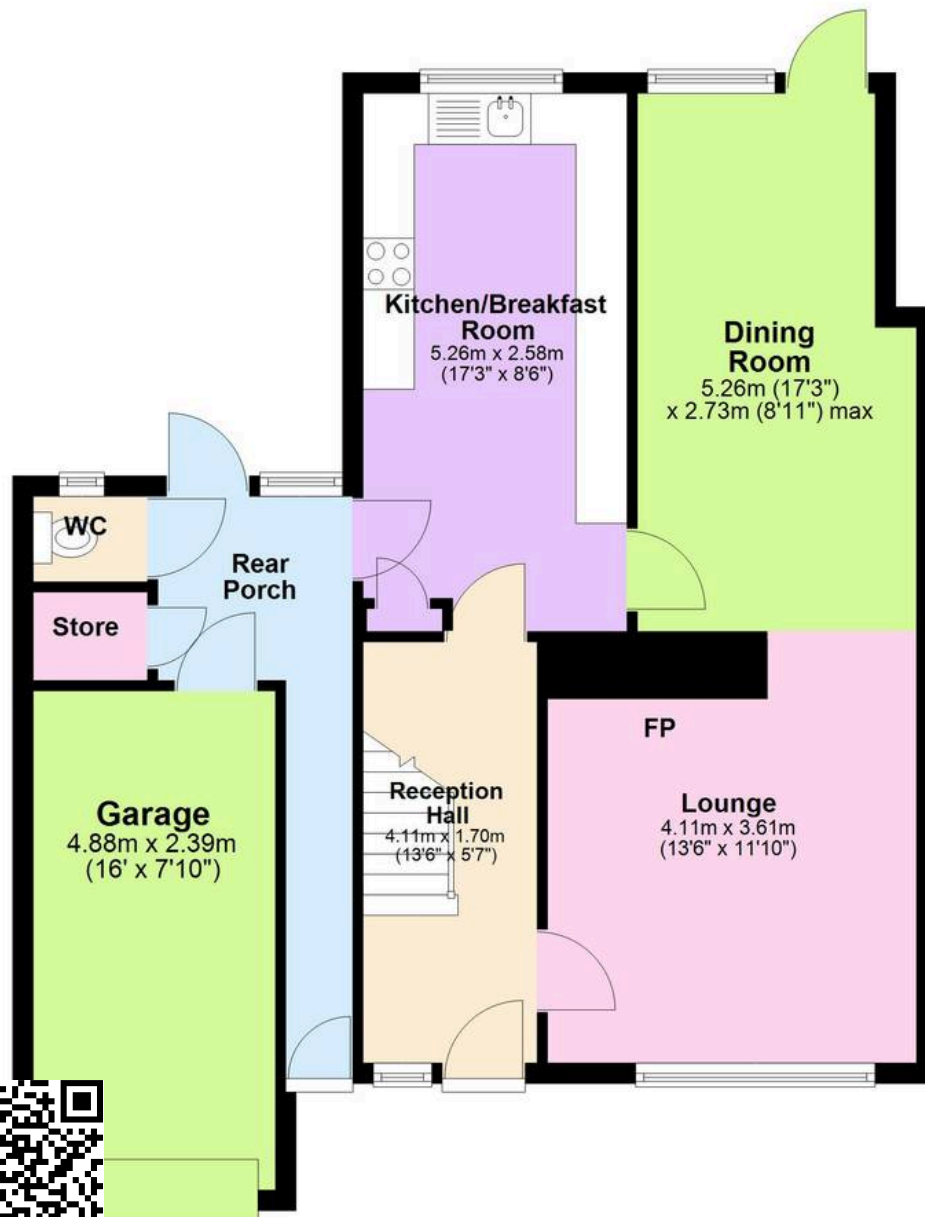
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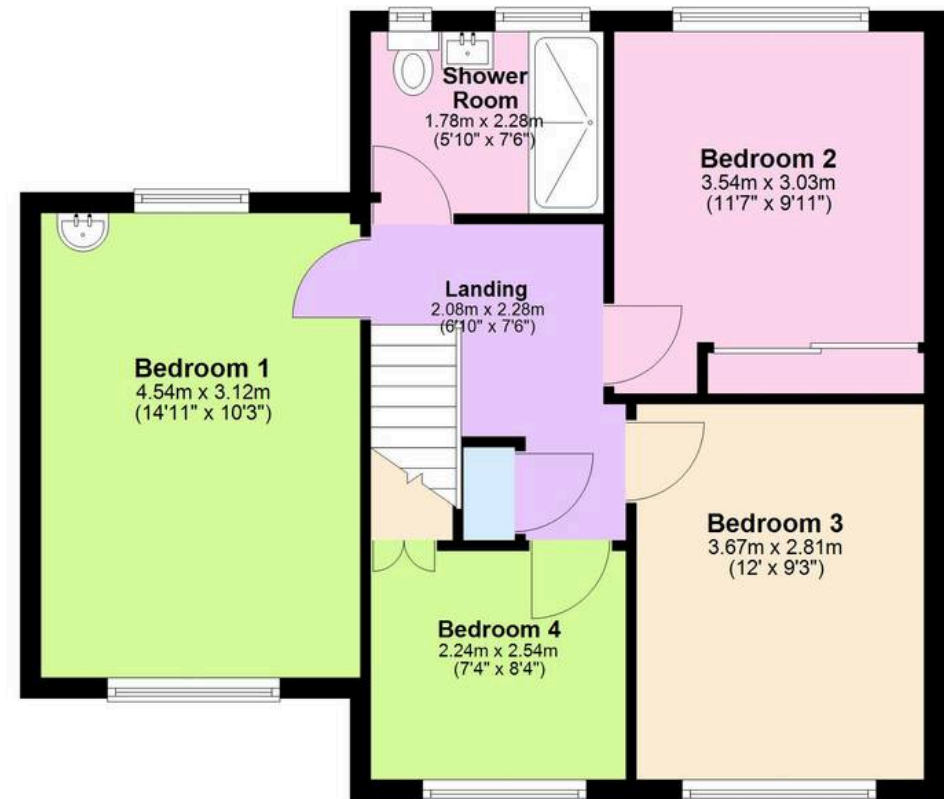
Ground Floor

Approx. 71.2 sq. metres (765.9 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 125.4 sq. metres (1349.7 sq. feet)

