



149, Ellacombe Church Road



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, Torquay, TQ1 1LW

Exeter 23 miles Totnes 10 miles Dartmouth 13 miles

A Four bedroom, semi-detached family home

- Three bedrooms.
- Front & Rear Garden.
- Modernised Bathroom.
- Rear Porch/Utility Room.
- EPC: D
- Seperate Dining Room.
- Kitchen/Breakfast Room.
- Spaciouse Living Room with Bay Window
- UTILITIES: Mains Gas, Electric, Water & Drainage.
- COUNCIL TAX BAND: C

Asking Price £250,000

DESCRIPTION

This attractive four-bedroom semi-detached home offers over 1,200 sq. ft. of well-proportioned accommodation, making it an ideal choice for families, first-time buyers or those seeking additional space to work from home. Combining generous room sizes with a practical layout, the property provides comfortable living across two floors and enjoys a welcoming feel throughout.

The ground floor features a spacious bay-fronted living room, filled with natural light and offering an excellent space for relaxation. A separate dining room provides the perfect setting for family meals and entertaining, while the impressive kitchen spans over 16ft in length and offers ample space for cooking, dining and day-to-day family life. A useful rear lobby adds practicality and convenient access to the outside.

Upstairs, the property continues to impress with three well-sized bedrooms, including a particularly spacious principal bedroom with bay window. A dedicated dressing room or walk-in wardrobe provides valuable additional storage and could also lend itself to a variety of uses. The remaining bedrooms are generously proportioned and are served by a modern family bathroom

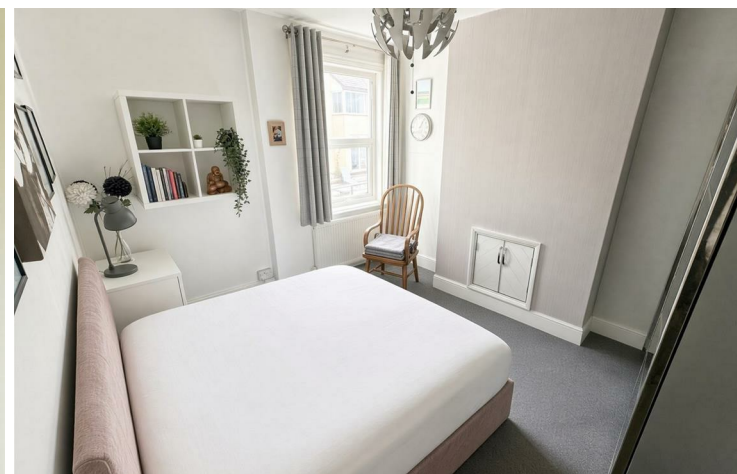


OUTSIDE

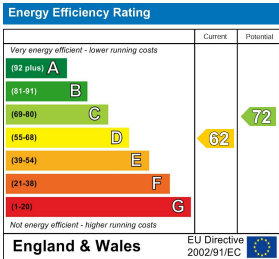
The property enjoys attractive gardens to both the front and rear, providing excellent outdoor space for relaxing and entertaining. To the front, a level garden creates a welcoming approach and offers an ideal area for planting, seating or family enjoyment. The rear garden has been thoughtfully arranged over a series of attractive tiers, combining areas of lawn, rockeries and established planting to create a private and characterful setting. The elevated design adds interest and makes the most of the space available, while providing a variety of spots to enjoy the outdoors throughout the day.

LOCATION

Situated in the popular residential area of Ellacombe, this property enjoys a convenient location between Torquay town centre and the picturesque village of Babbacombe. The stunning Babbacombe Downs, Oddicombe Beach and Babbacombe Beach are all within easy reach, offering breath-taking coastal walks, seaside cafés and some of the finest sea views in South Devon. Torquay's bustling harbourside, marina, restaurants and shopping facilities are also just a short distance away, providing a superb blend of everyday convenience and leisure opportunities. Excellent transport links are available nearby, with regular bus services connecting to Torquay town centre, Babbacombe and the wider Torbay area, while Torquay Railway Station offers direct connections to Exeter and London. The property is also well placed for access to local schools, healthcare facilities and the beautiful South West Coast Path, making it an ideal location for families, commuters and those seeking a coastal lifestyle.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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