

SIMPLY GREEN

Salisbury Avenue,  
Torquay





This superbly presented and spacious property is situated on a generous sized plot and has been attractively presented and modernised over recent years providing accommodation comprising 3 bedrooms with master ensuite, living room, modern kitchen/diner & utility area, downstairs WC and refitted shower room.

It is within close proximity to St Marychurch precinct with its array of shops, cafes and public houses. An array of local schools are also nearby including Watcombe Nursery & Primary School as well as Mayfield and Coombe Pafford.

The delights of a variety beaches are a very short distance away accompanied by stunning coastal footpaths. A local bus service operates, offering flexible transport options and easy access to the neighbouring coastal town of Teignmouth.

Torquay is home to an array of picturesque landmarks and local attractions including Princess Theatre, Kents Cavern and the Model Village. A variety of beaches are on offer for both sun loungers or water sport enthusiasts. The new South Devon Highway provides a faster route to the A38 with a journey time of approximately 30 minutes to The Cathedral City of Exeter.

Torquay offers a mainline direct rail service to London Paddington.

Viewing is essential!

### **Accommodation**

A UPVC obscure-patterned double-glazed door leads into the entrance hallway, featuring a staircase rising to the first floor. A wooden glazed door opens into a generously sized living room with a UPVC double-glazed window to the front aspect, an electric fireplace as the focal point, and a wooden-framed glazed door providing access to the kitchen.

The modern re-fitted kitchen offers a UPVC double-glazed window overlooking the attractive, generously sized rear garden. It includes a stainless steel single drainer and single bowl sink inset into laminate worktops, alongside a range of modern base units, drawers, and wall-mounted cupboards. Integrated appliances include a four-ring electric hob with an extractor hood above and a stainless steel oven below. There is space for an upright fridge freezer, and the room benefits from a contemporary wall-mounted radiator, inset spotlights, and a built-in understairs cupboard. The kitchen provides enough space to accommodate a table and chairs, making it ideal for entertaining.

An archway with inset spotlights leads to a utility area, offering space and plumbing for a washing machine and tumble dryer, along with fitted cupboards and shelving. A wooden door opens to a rear porch with a UPVC obscure-patterned double-glazed door leading to the garden. This area also has a separate door to the downstairs WC, which features a UPVC obscure double-glazed window, WC, wash hand basin with storage below, part-tiled walls, and inset spotlights.

### **First Floor Accommodation**

The landing provides access to the insulated loft space and benefits from inset spotlights. Doors lead to the principal bedrooms and bathroom.

- The master bedroom is a spacious double, located at the front of the property, with a UPVC double-glazed window, a fitted wardrobe offering hanging space, drawers, and shelving. A door leads to an ensuite shower room, comprising a shower cubicle, wash hand basin with storage below, WC, splashback tiling, extractor fan, and inset spotlights.
- The second bedroom is also a generous double, located at the rear of the property, with a UPVC double-glazed window offering views of the attractive rear garden.
- The third bedroom, another double, similarly features a UPVC double-glazed window overlooking the rear garden.

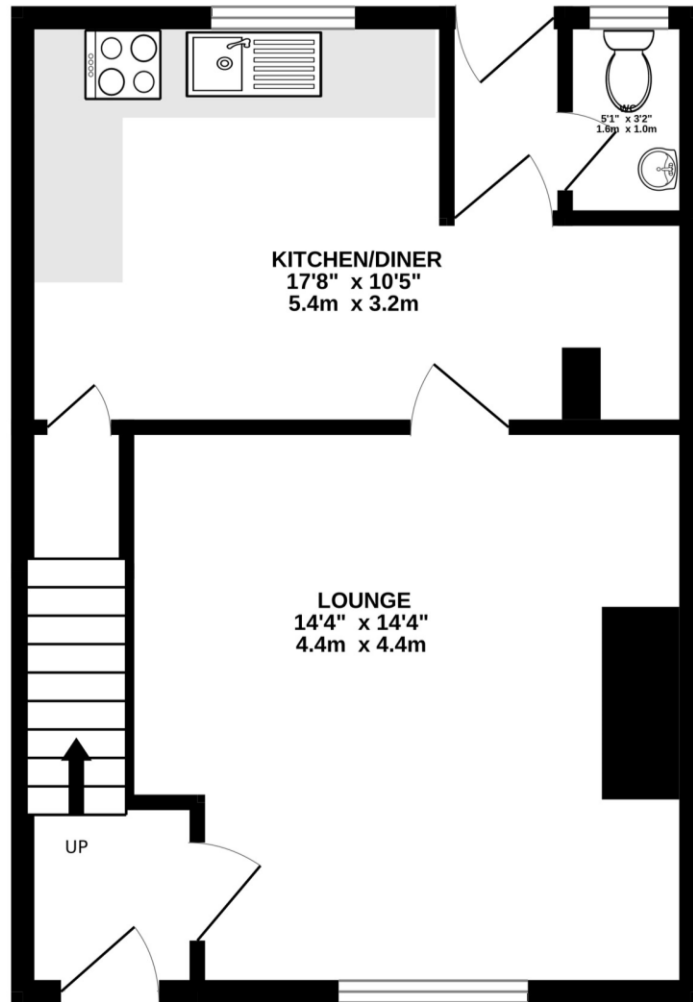
The accommodation concludes with a modern re-fitted family shower room, featuring a tall shower cubicle, WC, fully tiled walls, a vanity unit with a wash hand basin and storage below, a wall-mounted mirror, a heated towel rail, an extractor fan, and inset spotlights.



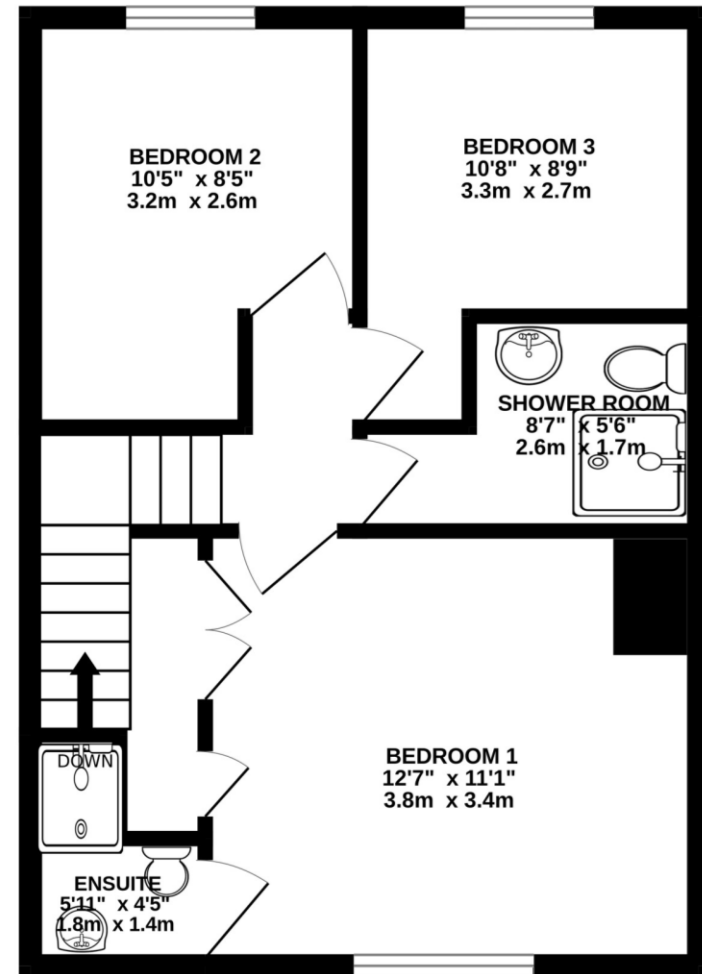




GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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





**COUNCIL TAX BAND: B**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

**01626 798440**

Alternatively, you can scan below to view all of the details of this property online.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Outside

The front garden features a full-width paved driveway, providing ample off-road parking. It is bordered by rendered walls and includes an expanse of artificial lawn for ease of maintenance.

The rear garden is a real highlight of the property. Generously sized and attractively landscaped by the current owners, it begins with a wooden patio area, complete with external lighting, accessible via the kitchen. A central paved path is bordered by flower beds and artificial lawn, leading to an outdoor shed. Timber fencing and rendered walls enclose the garden, with paved steps leading to a raised patio area, complete with a wooden pergola—perfect for outdoor dining or relaxing.

At the rear of the property, a timber gate leads to an additional paved driveway shared with neighbouring properties (numbers three and five).

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