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Torbay Road  
CV5 9JY

# Torbay Road

## CV5 9JY

Nestled in the charming Allesley Park, this modern mid-terrace house on Torbay Road presents a splendid opportunity for families seeking a comfortable and well-appointed home. Spanning an impressive 1,281 square feet, this property boasts three inviting bedrooms and a well-designed family bathroom, making it ideal for both relaxation and daily living.

Upon entering, you are greeted by a welcoming porch that leads into a spacious entrance hall. The heart of the home is undoubtedly the expansive 23ft lounge/diner, featuring a delightful fireplace that adds warmth and character. French doors open up to a generous garden, seamlessly blending indoor and outdoor living, perfect for entertaining or enjoying quiet moments in nature. The modern fitted kitchen is equipped with an electric cooker and ample space for additional appliances, catering to all your culinary needs.

The first floor comprises two well-proportioned double bedrooms, alongside a cosy single bedroom, ensuring ample space for family members or guests. The family bathroom is generously sized, providing a comfortable and functional space.

Externally, the property benefits from a drive to the front, while the rear boasts a large, private enclosed garden as well as a garage, offering a tranquil retreat for outdoor activities or simply unwinding after a long day.

Conveniently located, this home is within easy reach of excellent local schools, shops, and amenities, and is just a short stroll from Allesley Park, enhancing the appeal for families and nature lovers alike.

Do not miss out on this fantastic opportunity; book your viewing today to avoid disappointment!







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## Dimensions

### GROUND FLOOR

Entrance Porch

Hallway

Lounge/Dining Room

7.47m x 3.84m

Play Room

3.12m x 2.01m

Kitchen

5.00m x 2.34m

W/C

### FIRST FLOOR

Bedroom One

3.76m x 3.38m

Bedroom Two

3.53m x 3.15m

Bedroom Three

3.20m x 2.13m

Bathroom

### OUTSIDE

Garage

4.88m x 4.34m

# Floor Plan



**Total area: 1281.00 sq ft**

## Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

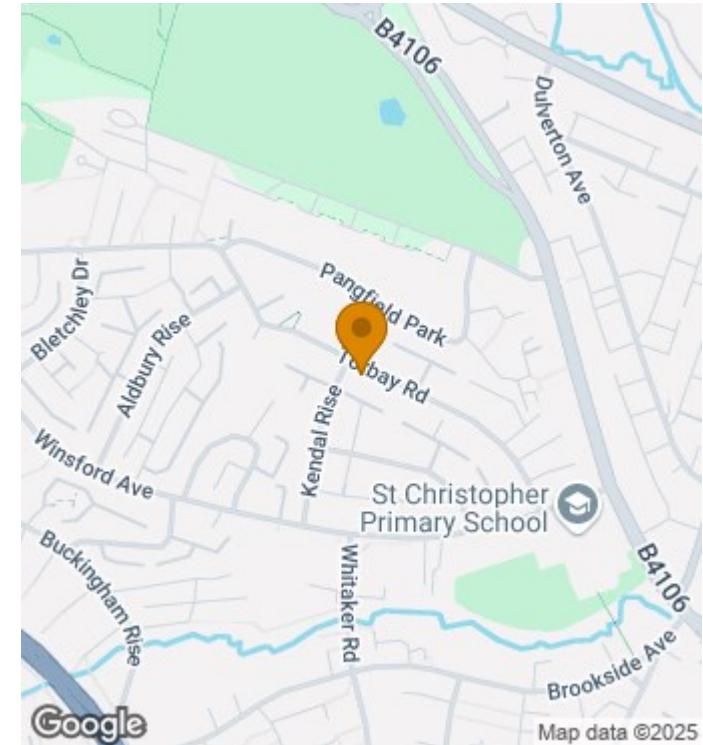
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



## EPC

|   |   | Current                 | Potential               |
|---|---|-------------------------|-------------------------|
| Very energy efficient - lower running costs |   |                         |                         |
| (92 plus)                                   | A |                         |                         |
| (81-91)                                     | B |                         |                         |
| (69-80)                                     | C |                         |                         |
| (55-68)                                     | D |                         |                         |
| (39-54)                                     | E |                         |                         |
| (21-38)                                     | F |                         |                         |
| (11-20)                                     | G |                         |                         |
| Not energy efficient - higher running costs |   |                         |                         |
| England & Wales                             |   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

|   |   | Current                 | Potential               |
|---|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |                         |
| (92 plus)   | A |                         |                         |
| (81-91)   | B |                         |                         |
| (69-80)   | C |                         |                         |
| (55-68)   | D |                         |                         |
| (39-54)   | E |                         |                         |
| (21-38)   | F |                         |                         |
| (11-20)   | G |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |                         |
| England & Wales   |   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



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