



25 Ellacombe Church Road, Torquay

Torquay

Guide Price **£310,000**



Lounge/Dining Room/Bedroom 1

11' 0" x 13' 11" (3.35m x 4.25m)

This versatile, self-contained studio flat is thoughtfully designed to offer both functionality and flexibility, serving perfectly as a private living space or easily reconfigured into a spacious lounge-dining room. The open-plan layout comfortably accommodates a sleeping area, lounge, and dining zone, complemented by a compact kitchenette and a well-appointed ensuite bathroom with shower, WC, and basin. Dual-aspect windows flood the property with natural light, creating a bright and airy feel throughout. With minimal adjustment, the flat can transform into a generous lounge-diner, making it ideal for hosting, relaxing, or even serving as a flexible guest suite, private rental/Airbnb, or stylish downsizer's home without compromising on comfort or style.

Bedroom 1 Ensuite

The bathroom is fitted with a corner shower, wash basin, and WC, finished with modern tiling for a clean and contemporary look

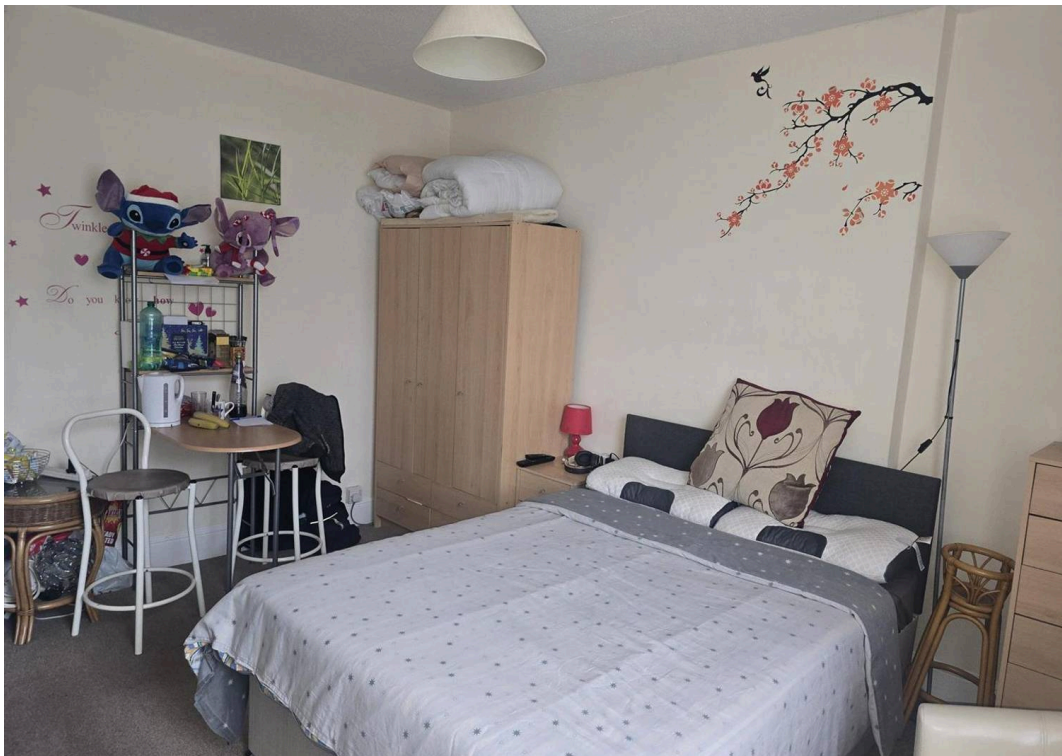
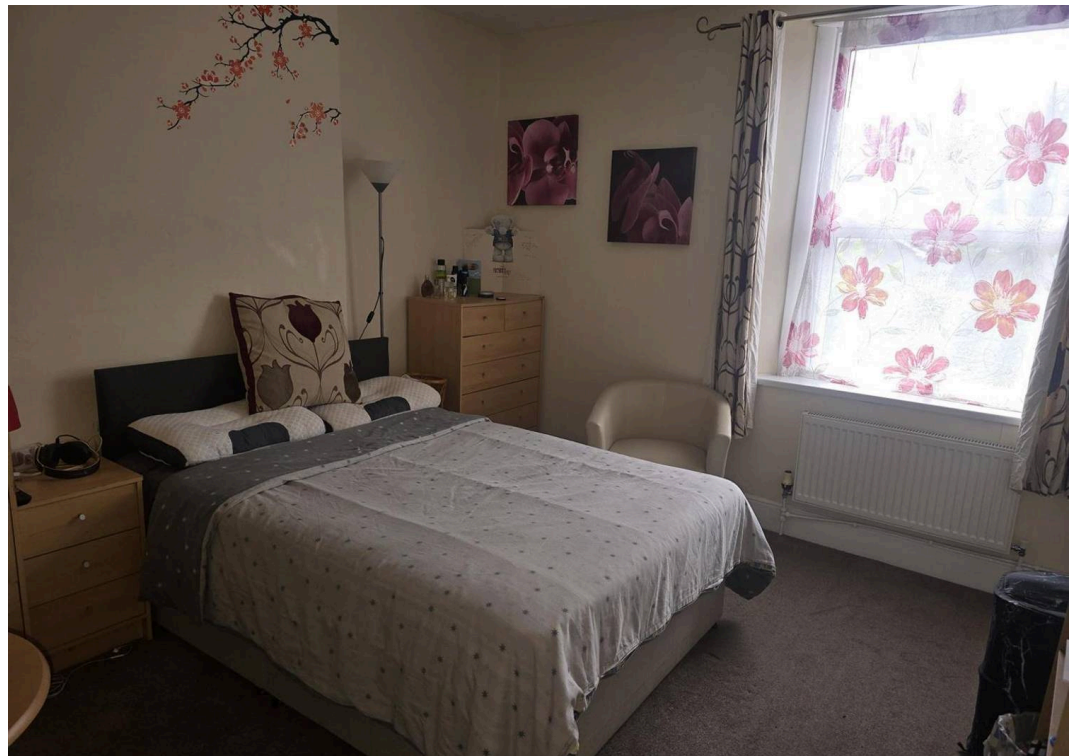
Bathroom/Wc

Wc and Hand wash Basin

Kitchen

15' 10" x 9' 5" (4.83m x 2.87m)

The family kitchen is a warm, functional space featuring a tasteful selection of maple-effect wall and base units, offering a welcoming and homely feel. These cabinets provide ample storage while complementing the sleek, black marble-effect worktops that run along the perimeter, adding a touch of modern contrast and sophistication. The floor is laid with durable, easy-to-clean tiling—perfect for a busy household—while the layout includes dedicated space for both a washing machine and a full-size fridge freezer, ensuring practicality without compromising the overall design. A window set above the sink looks out over the rear courtyard, allowing natural light to flood the space during the day, while a door adjacent to the units leads directly to the outside area, offering easy access for hanging laundry or enjoying fresh air.





REAR GARDEN

A rear yard nestled behind a cosy home, offering uninterrupted views across the bay. The yard is a suntrap, perfectly oriented to soak in the warmth from morning through late afternoon. Whether it's coffee at sunrise or wine at dusk. The area is completely enclosed, providing a sense of privacy and shelter without compromising the stunning outlook.



Winfields Sales & Lettings

Flat, 345A Torquay Road, Paignton - TQ3 2EP

01803320969 • sales@winfieldsgroup.co.uk • winfieldsgroup.co.uk/