



Isaac Grove

The Willows, Torquay

£365,000 Freehold

- RECEPTION HALL
- CLOAKROOM
- SITTING ROOM
- KITCHEN/DINING ROOM
- 3 BEDROOMS (1 EN-SUITE)
- BATHROOM
- GARDENS
- GARAGE & DRIVEWAY PARKING
- EPC - C

Tucked in a quiet cul-de-sac setting this modern LINK DETACHED HOUSE affords well planned living space, beautifully presented with a neutral colour scheme throughout and forming part of the Evolve development by local builders of repute Cavanna Homes'. Owned by our client from brand new the property benefits from THREE BEDROOMS (1 with en-suite shower room), French doors connecting the attractive kitchen/Dining room to the enclosed, low maintenance garden, an attached garage and additional driveway parking.

The property is within easy access to key amenities including The Willows shopping district, host of schools including Torquay's highly acclaimed Grammar Schools, Torbay Hospital and Edginswell Business Park. Nearby, the South Devon Highway or A380 lead to Newton Abbot, perfect for those commuting to Exeter, Plymouth or similar districts. Newton Abbot's train station also provides a direct link to London and other major cities.

Isaac Grove

The Willows, Torquay, TQ2 7GS

OWNER INSIGHT

"When I was seeking my new home I viewed a significant number of properties but could not find anything that met my requirements. Just as I was about to give up on my search I stumbled across the brand new Cavanna Homes Evolve development. After spending some time in the show home I realised that these houses were exactly what I was looking for - an easily maintained, well-appointed home. My only other dilemma was which plot to select...! After looking at the site plan I could see that one of the plots was tucked away in a nice cul-de-sac and so that was the one I chose, and I am so glad that I did.

Over the 14 happy years that I have lived here the house has suited me admirably. It has been a comfortable, easily run home that I have also found safe and easy to 'lock and leave' when spending time away visiting family. Now, after lengthy discussions with my family, it is with a heavy heart that I am looking to sell, but I am now looking to start a new chapter in my life and this will enable any new owner the opportunity of enjoying the benefits of life here in Isaac Grove."

STEP INSIDE

A paved pathway and steps lead to an open entrance porch with outside light and front door opening to the RECEPTION HALL. Door to CLOAKROOM with WC, wash hand basin, part tiled walls, electric consumer unit, extractor fan and obscure window. SITTING ROOM with walk-in bay window overlooking the front garden.

The KITCHEN/DINING ROOM is fitted with a range of light wood effect units and working surfaces with tiled splashbacks and inset sink unit. Built-in electric double oven and grill, four ring gas hob with cooker hood above, integrated dishwasher and fridge/freezer. Cornice lighting, understairs storage recess, porcelain tiled floor and French doors opening to the patio and rear garden. From the Reception Hall stairs rise to the First Floor Landing with window to the side, loft access hatch and built-in double cupboard with electric bar heater. BEDROOM 1 with walk-in bay window to the front and range of built-in wardrobes. EN-SUITE with double shower cubicle, wash hand basin and WC. Part tiled walls, extractor fan and window to the side. BEDROOM 2 with window overlooking the rear garden. BEDROOM 3 with window to the front and built-in wardrobe. BATHROOM with white suite of panelled bath with hand held shower mixer taps, wash hand basin and WC. Part tiled walls, extractor fan and obscure window.

STEP OUTSIDE

The rear garden is laid to paved patio beyond which is a small lawned garden with gravelled bed to one corner with arch and climbing shrubs. Outside light, power point and water tap. To the front is a gently sloping lawned garden with mature hedging and shrub beds. A driveway with parking leads to the ATTACHED GARAGE with remote operated up and over door, power and lighting. To the rear of the garage there are provisions for washing machine with further appliance space suitable for condenser dryer. Wall mounted gas fired boiler and courtesy door to the rear garden.





ADDITIONAL INFORMATION

Gas Central Heating & Double Glazing
Council Tax Band - 'D' (Torbay Council)

OUR AREA

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.

TORQUAY IS WELL CONNECTED

By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS

SAT NAV: TQ2 7GS. From our office in St Marychurch turn left and head down Manor Road. At the traffic lights turn right onto Westhill Road and continue until you reach the roundabout at the bottom of the hill. Turn left and directly right to head up Hele Road, at the roundabout turn right onto Barton Hill Road. Turn left into Barton Hill Way and at the roundabout turn right into Beechfield Avenue and first left into Ascension Way. Follow Ascension Way, which then becomes Kingsley Avenue and turn left into Lyte Hill Lane then first left into Isaac Grove.

The Old Town Hall
 Manor Road
 St Marychurch,
 Torquay TQ1 3JS

SALES

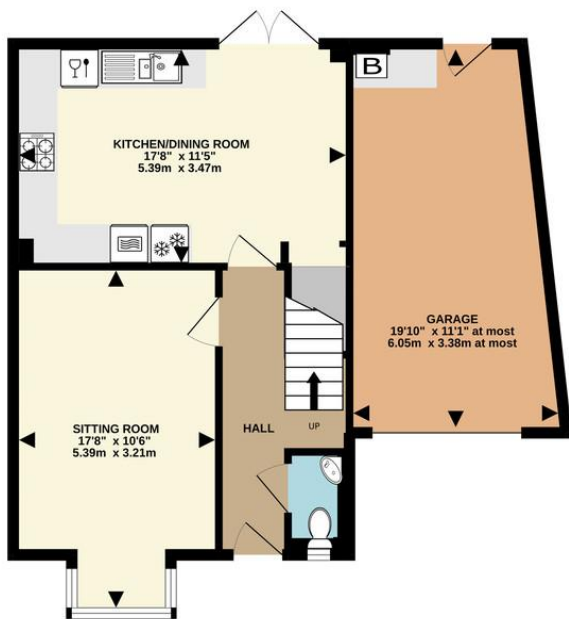
01803 328899
 property@johnlake.co.uk

LETTINGS

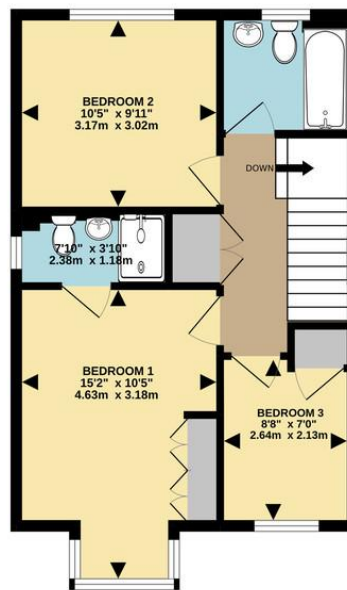
01803 328811
 office@johnlakelettings.co.uk



GROUND FLOOR
 655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
 460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.6 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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