



Leeward Lane, The Willows, Torquay,, TQ2 7GB

**Price: OIE0£260,000    Tenure: Freehold**



# Leeward Lane, The Willows, Trprquay, TQ2 7GB

A Three Bedroom Semi-Detached House With No Onward Chain

- Situated in the popular residential area of The Willows
- No onward chain
- Driveway parking
- Enclosed rear garden
- Good sized lounge
- Fitted kitchen/dining area
- Three bedrooms
- family bathroom/WC
- Benefitting from uPVC double glazing and gas central heating throughout
- EPC rating - C



Situated in the popular residential area of The Willows is this spacious three bedroom semi-detached house, offered to the market with driveway parking and no onward chain, perfectly suited for first time buyers or investors.

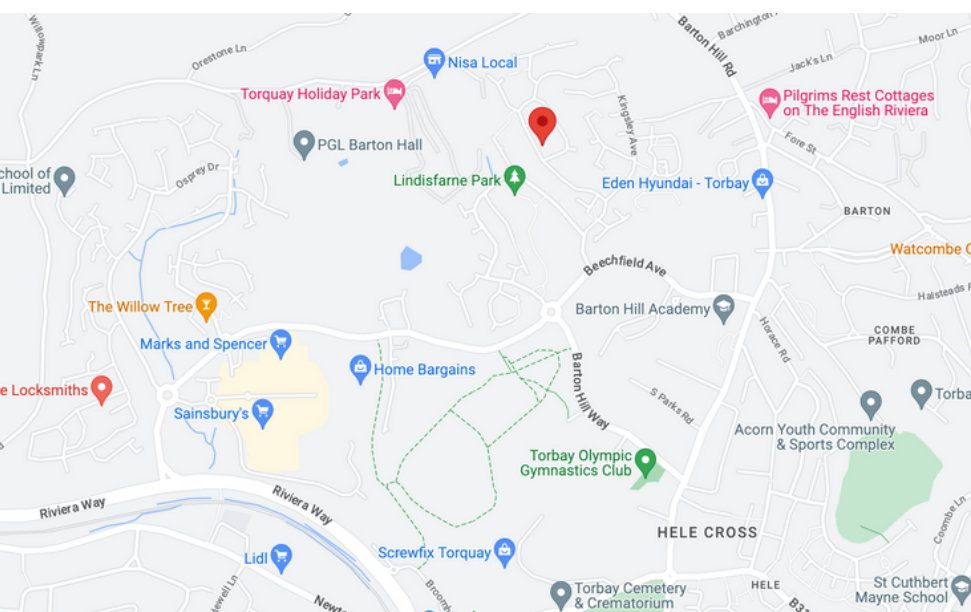


Calling all first time buyers and investors is this three bedroom semi-detached house, situated in the popular residential area of The Willows, offered to the market with no onward chain. The internal accommodation briefly comprises of a reception hallway with stairs leading up to the first floor, a good sized lounge, and a fitted kitchen/dining area with double doors leading to the enclosed rear garden. On the first floor there are three bedrooms and a family bathroom/WC. The property also benefits from the installation of uPVC double glazing and gas central heating throughout as well as no onward chain and driveway parking for approx 2 cars.

This property occupies a popular residential position within The Willows area of Torquay is within close access to Wren Retail Park, which boasts a fantastic array of supermarkets, home furnishing stores, clothing stores and more. There are also both highly regarded Grammar schools, Torquay Academy and Torbay Hospital within close proximity.

Torquay seafront, town centre and deep water marina are approximately three miles distance, which offer an enviable array of restaurants, cafes, shops, facilities and amenities. and the ring road which offers great connections to Newton Abbot, Exeter and beyond.

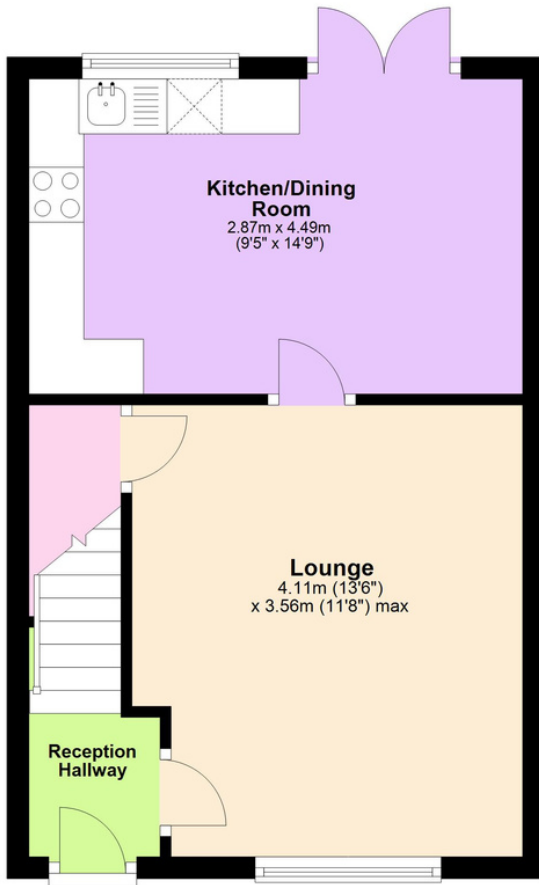
An internal inspection is highly recommended to appreciate the size, position and condition this property boasts.



What3Words uPn:

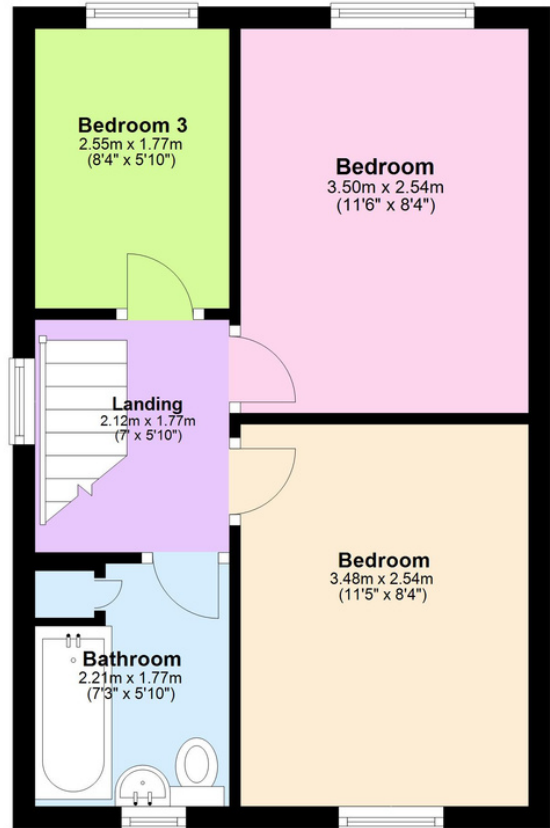
## Ground Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



## First Floor

Approx. 31.3 sq. metres (336.4 sq. feet)



Total area: approx. 63.1 sq. metres (679.1 sq. feet)

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Wollens & Busbys Law for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying, Team Removals for removals & Saltwater Escapes for holiday letting management. It is your decision if you choose to deal with any of these companies, however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Wollens & Busbys Law £150, Greenlight Mortgages £300, McCluskey Surveyors £50, Team Removals £50 & Saltwater Escapes £100. We have carefully selected these associates for the quality of their work and customer service levels, the referral fees they give us is part of their marketing budget and does not affect the amount you pay.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

