



Kingsley Avenue, Torquay

£259,995



**WILLIAMS HEDGE**  
estate agents



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## 21 KINGSLEY AVENUE, THE WILLOWS, TORQUAY, TQ2 7GU

UNIQUELY DESIGNED SEMI-DETACHED HOUSE | PRESENTED TO A HIGH STANDARD  
POPULAR RESIDENTIAL LOCATION | ENTRANCE HALL | SITTING ROOM | GROUND FLOOR WC  
KITCHEN/DINER | FOUR DOUBLE BEDROOMS | TWO WITH EN SUITE AND JULIETTE BALCONIES  
ONE SINGLE BEDROOM | BATHROOM/WC | UPVC DOUBLE GLAZED WINDOWS | GAS CENTRAL HEATING  
ENCLOSED REAR GARDEN | SINGLE GARAGE | ALLOCATED PARKING SPACE | VIEWING RECOMMENDED

An uniquely designed and well-presented semi-detached house in a popular residential development offering spacious family accommodation briefly comprising entrance hall, ground floor WC, sitting room, kitchen/diner, four double bedrooms, two with en-suite and Juliette balconies, one single bedroom and family bathroom/WC. The property is further complimented throughout with uPVC double glazing and gas central heating. Outside is a low maintenance garden to the front, an enclosed garden to the rear, a single garage and allocated parking space. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

**ENTRANCE HALL** 18'7" x 7' Reducing to 3'6" (5.66m x 2.13m) uPVC window to side aspect, storage cupboard, radiator and doors to:



**GROUND FLOOR WC** 6'5" x 3'1" (1.96m x 0.94m) Pendant light point, consumer unit, uPVC obscure glazed window. Comprising close coupled WC, pedestal wash hand basin, radiator with thermostat control, part tiled walls.

**SITTING ROOM** 14'8" x 9'11" (4.47m x 3.02m) Coved and textured ceiling, uPVC double glazed window to front aspect, two radiators with thermostat control, TV point, telephone point.



**KITCHEN/DINER** L-shaped 17'5" x reducing to 9'11" x 11'3" reducing to 7'5" (5.31m x 3.43m) Coved ceiling with inset spot lights, fitted kitchen with a range of base units with roll edge work surfaces over, inset one and a half bowl sink and drainer with mixer tap over, complimentary tiled surrounds, built in double oven and gas hob with extractor over, integral fridge/freezer, dishwasher and washing machine, cupboard housing the boiler, uPVC window to rear, two radiators with thermostat control, uPVC double doors leading to the rear garden.



**SPLIT LEVEL LANDING** 12' x 6'11" (3.66m x 2.11m) uPVC double glazed window to side aspect, radiator with thermostat control, doors to:

**BEDROOM THREE** 14'8" x 9'11" (4.47m x 3.02m) Coved and textured ceiling with spot light strip, uPVC window to front aspect, two radiators with thermostat control, telephone point, TV point.

**BATHROOM/WC** 6'11" x 6'3" (2.11m x 1.91m) Inset spot light, extractor fan. Comprising panel bath with shower over, closed coupled WC, pedestal wash hand basin, tiled walls, uPVC obscure glazed window, radiator with thermostat control.

**BEDROOM FOUR** 11'3" x 10' (3.43m x 3.05m) Coved ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control, telephone point.

**BEDROOM FIVE** 7'7" x 7' (2.31m x 2.13m) Coved ceiling with directional spot lights, uPVC double glazed window to rear aspect, radiator.

**SPLIT LEVEL LANDING** 11'3" Max x 7'1" Max (3.43m x 2.16m) Light point, uPVC double glazed window, radiator, airing cupboard, doors to:

**BEDROOM ONE** 14'9" into wardrobes x 10'11" reducing to 10'1" (4.5m x 3.33m) With part vaulted ceiling, uPVC double doors opening to Juliette balcony, built in wardrobes to one wall, radiator with thermostat control, door to:



**EN-SUITE BATHROOM** 6'8" x 6'3" (2.03m x 1.91m) Sky light, light point, extractor fan, comprising panelled bath with shower over, pedestal wash hand basin, close coupled WC, part tiled walls, radiator with thermostat control, shaver socket.

**BEDROOM TWO** 11'5" x 11'1" Reducing to 10'1" (3.48m x 3.38m) Light point, uPVC double doors leading to Juliette balcony, radiator, telephone point, door to:



**EN-SUITE SHOWER ROOM** 7'9" Max x 6' Max (2.36m x 1.83m) Sky light, light point, comprising tiled shower enclosure, pedestal wash hand basin, close coupled WC, part tiled walls, storage cupboard, radiator with thermostat control, shaver socket.

**OUTSIDE** To the front there is a gravelled garden with pathway to the front door. The rear garden is accessed from the kitchen diner onto a patio, which then leads to the rear access gate. The remainder of the garden is laid to lawn and enclosed by brick walls.



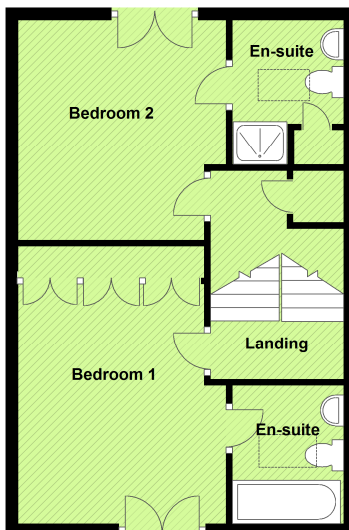
**GARAGE** Electric up and over door, light point, personal door to side.

Age: (unverified)	Postcode: TQ2 7GU
Current Council Tax Band: D	Stamp Duty: Previous rate: £7,798*
EPC Rating: B	New rate: £2,997*
Electric meter position: Side wall	*Based on current asking price
Boiler positioned: Kitchen	Gas meter position: Side wall
Loft: TBC	Water: Meter
	Rear Garden Facing: West

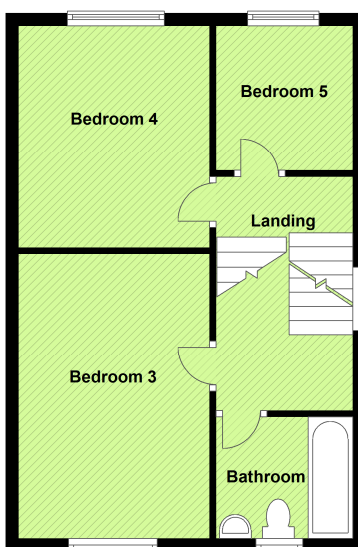
This information is given to assist and applicants are requested to verify as fact.

This floor plan is not to scale and should be used as a guide only.

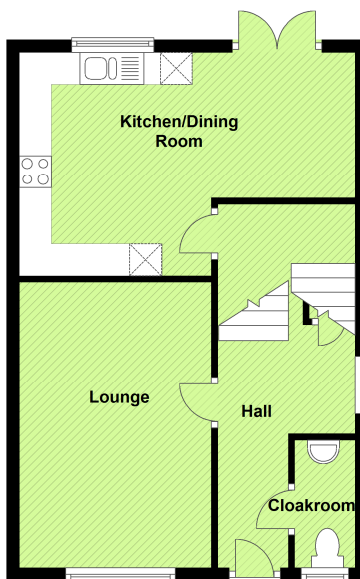
Second Floor



First Floor



Ground Floor



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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