



## PLANTATION WAY, TORQUAY TQ2 7SR

**GUIDE PRICE £315,000**







• **DETACHED BUNGALOW • MODERN FITTED KITCHEN • LOUNGE/DINER • BEAUTIFUL & PRIVATE GARDEN • TWO DOUBLE BEDROOMS • FAMILY BATHROOM & EN-SUITE • GARAGE & OFF ROAD PARKING • CLOSE TO AMENITIES & COMMUTING LINKS • MODERN AND WELL PRESENTED THROUGHOUT • SOUGHT AFTER LOCATION**

## LOCATION

SITUATED IN A QUIET CUL-DE-SAC IN THE VERY POPULAR RESIDENTIAL LOCATION OF THE WILLOWS THIS PROPERTY HAS PLENTY TO OFFER FOR ALL TYPES OF BUYERS. THIS DETACHED HOME IS ONLY MINUTES FROM THE POPULAR WILLOWS AND BRIDGE RETAIL PARKS WITH AN EXTENSIVE ARRAY OF RETAIL OUTLETS AND SUPERMARKETS. IN ADDITION TO THIS YOU ARE ONLY MOMENTS AWAY FROM TORBAY HOSPITAL AND SEVERAL POPULAR PRIMARY AND SECONDARY SCHOOLS INCLUDING THE HIGHLY REGARDED TORQUAY ACADEMY AND BOTH TORQUAY GRAMMAR SCHOOLS. THE PROPERTY ALSO GIVES GREAT ACCESS IN AND OUT OF THE TOWN VIA THE RIVIERA WAY, SOUTH DEVON LINK ROAD AND FANTASTIC BUS LINKS.

## ACCOMMODATION

THIS BEAUTIFULLY PRESENTED DETACHED BUNGALOW OFFERS ACCOMMODATION TO INCLUDE AN ENTRANCE HALL WITH A STORAGE CUPBOARD AND DOORS TO THE PRINCIPLE ROOMS. THE LOUNGE/DINER OFFERS A GOOD SIZE SPACE WHICH ALLOWS A SEATING AREA, A SEPARATE DINING AREA AND FRENCH DOORS LEADING TO THE GARDEN. A DOOR LEADS TO THE KITCHEN WHICH OFFERS A FABULOUS MODERN AND SPACIOUS ROOM. IT HAS A TILE EFFECT VINYL FLOOR, WOOD EFFECT WORKTOPS, RANGE OF BASE

AND WALL UNITS COMPLETE WITH UNDER CABINET FEATURE LIGHTING. THERE IS A STAINLESS STEEL ONE AND A HALF BOWL, A BUILT IN EYE LEVEL DOUBLE OVEN, SEPARATE GAS HOB WITH A GLASS SPLASHBACK AND STAINLESS STEEL EXTRACTOR HOOD ABOVE. IN ADDITION THERE IS AN INTEGRATED FRIDGE/FREEZER AND SPACE WITH PLUMBING BENEATH FOR A WASHING MACHINE AND A CONDENSING COMBI-BOILER, HIDDEN IN A MATCHING WALL CABINET.

BOTH THE BEDROOMS ARE GOOD SIZE DOUBLES WITH THE MASTER BENEFITING FROM AN EN-SUITE SHOWER ROOM. IN ADDITION TO THIS THERE IS A VERY NICELY PRESENTED BATHROOM.

## OUTSIDE

THE PROPERTY IS APPROACHED BY A PATH LEADING TO THE FRONT DOOR, WHICH HAS MATURE GARDENS SURROUNDING THE PATH. TO THE REAR OF THE PROPERTY IS A BEAUTIFULLY PRESENTED GARDEN WITH A COUPLE OF STEPS LEADING DOWN TO A GRAVELLED AREA, WHERE YOU WILL FIND A GARDEN SHED AND A GATE LEADING TO THE GARAGE AND PARKING.





ROAD MAP



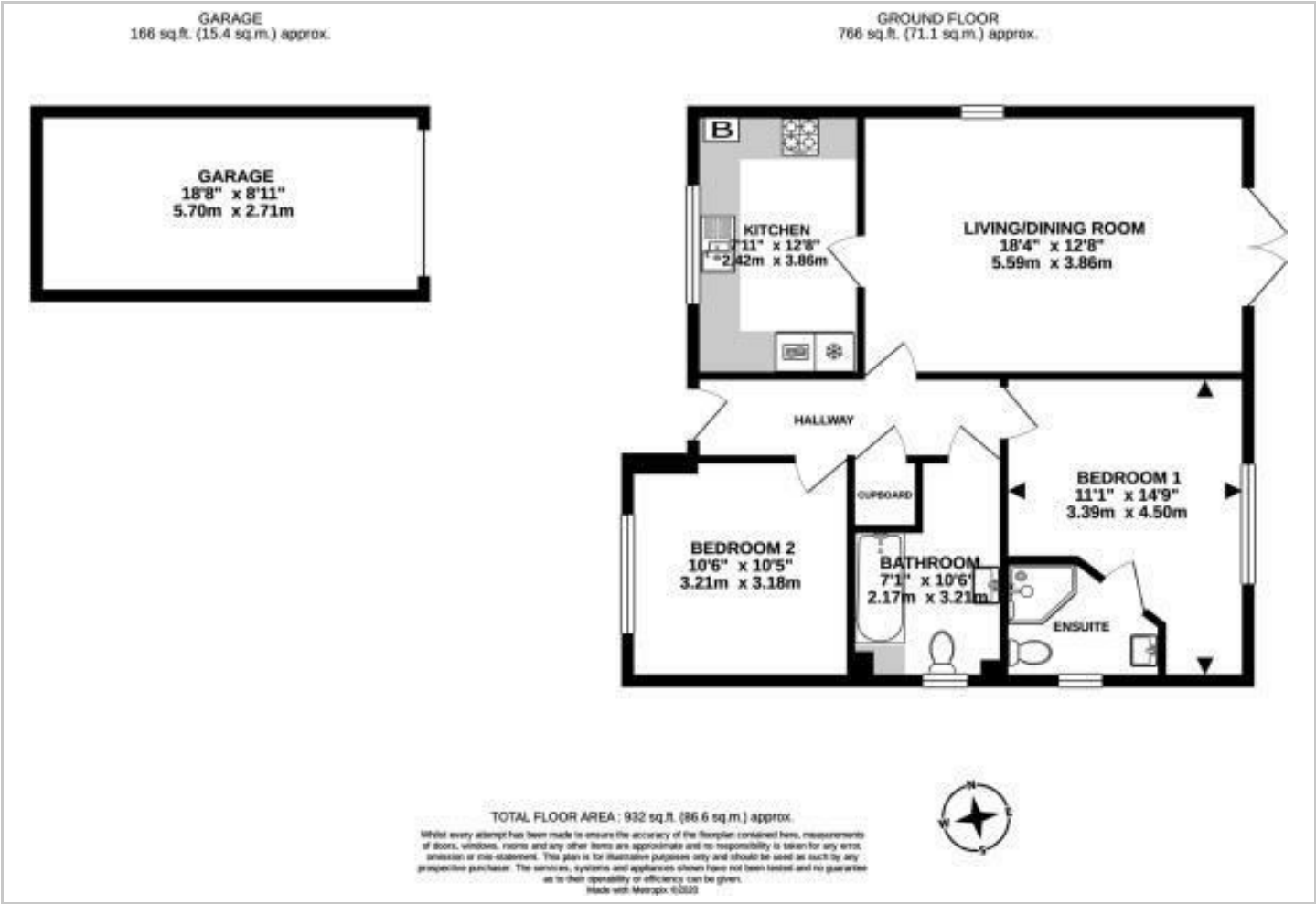
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND D

VIEWING

PLEASE CONTACT OUR EMERY & PIPER OFFICE ON 01803 315770 IF YOU WISH TO ARRANGE A VIEWING APPOINTMENT FOR THIS PROPERTY OR REQUIRE FURTHER INFORMATION.

THE ACCURACY OF THESE PARTICULARS IS NOT GUARANTEED NOR DO THEY FORM PART OF ANY CONTRACT. APPLICANTS SHOULD VERIFY DETAILS BY PERSONAL EXAMINATION AND ENQUIRY. CONSUMER PROTECTION REGULATIONS THE AGENT HAS NOT TESTED ANY APPARATUS; EQUIPMENT, FIXTURES OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT THE PURPOSE. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE AGENT HAS NOT HAD SIGHT OF THE TITLE DOCUMENTS. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW.

ENERGY EFFICIENCY GRAPH

