



## THE WILLOWS, TORQUAY, TQ2 7BR

**GUIDE PRICE £180,000**







**• 360 DEGREE TOUR • QUIET AND CONVENIENT LOCATION • TERRACED • ALLOCATED PARKING • NICELY PRESENTED THROUGHOUT • KITCHEN/DINER • GOOD SIZE LIVING ROOM • TWO BEDROOMS AND FAMILY BATHROOM • LOW MAINTENANCE GARDEN • CLOSE TO AMENITIES, SCHOOLS AND TORBAY HOSPITAL**

## LOCATION

GUIDE PRICE £180,000 - £185,000 -

SITUATED IN THE SOUGHT AFTER RESIDENTIAL LOCATION OF THE WILLOW THIS PROPERTY IS PERFECTLY LOCATED FOR THE THE WILLOWS RETAIL PARK, NEARBY SCHOOLING, LINKS IN AND OUT OF TORBAY AND A MOMENTS WAY FROM TORBAY HOSPITAL.

## ACCOMMODATION

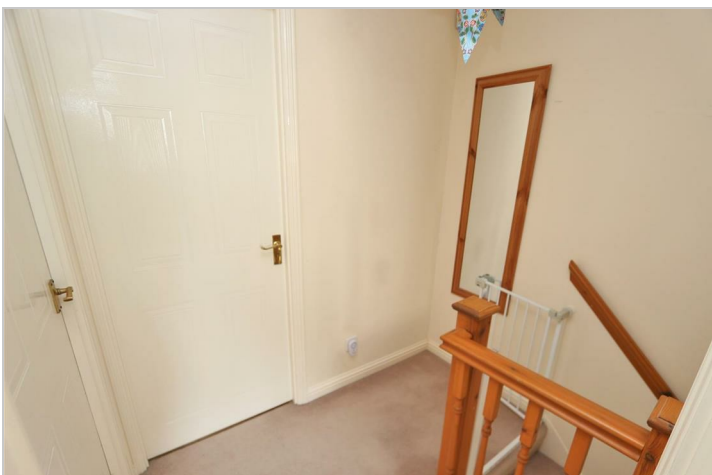
THIS LOVELY TERRACED HOUSE IN A QUIET CLOSE HAS A HUGE AMOUNT TO OFFER TO THE CURRENT MARKET. THIS HOUSE OFFERS ACCOMMODATION COMPRISING AN ENTRANCE HALL WITH STAIRS LEADING TO THE FIRST FLOOR AND A DOOR TO THE LIVING ROOM. IN THE LIVING ROOM YOU WILL FIND A GOOD SPACE INCLUDING AN UNDER STAIRS AREA WHICH COULD BE USED FOR STORAGE, FROM THE LIVING ROOM THERE IS A DOOR TO THE KITCHEN/DINER. IN THE KITCHEN YOU WILL FIND MATCHING BASE AND WALL MOUNTED UNITS WITH ROLL TOP WORK SURFACE, INSET STAINLESS STEEL SINK AND DRAINER, INSET FOUR RING GAS HOB WITH ELECTRIC OVEN

BELOW AND FRENCH STYLE DOORS LEADING TO THE GARDEN.

STAIRS FROM THE HALL LEAD UP TO THE FIRST FLOOR LANDING WHERE YOU WILL FIND A MODERN FAMILY BATHROOM WITH SHOWER OVER THE BATH, A SINGLE BEDROOM AND A GOOD SIZE DOUBLE BEDROOM WITH BUILT IN WARDROBES AS WELL AS AN ADDITIONAL STORAGE CUPBOARD.

## OUTSIDE

TO THE FRONT OF THE PROPERTY YOU WILL FIND AN ALLOCATED PARKING SPACE FOR ONE CAR, TWO VISITOR SPACES, A GARDEN LAID TO LAWN WITH A PATH LEADING TO THE HOUSE AND A CANOPIED PORCH, WHILST TO THE REAR YOU WILL FIND A LOW MAINTENANCE DECKED GARDEN WITH STORAGE SPACE UNDERNEATH.





ROAD MAP



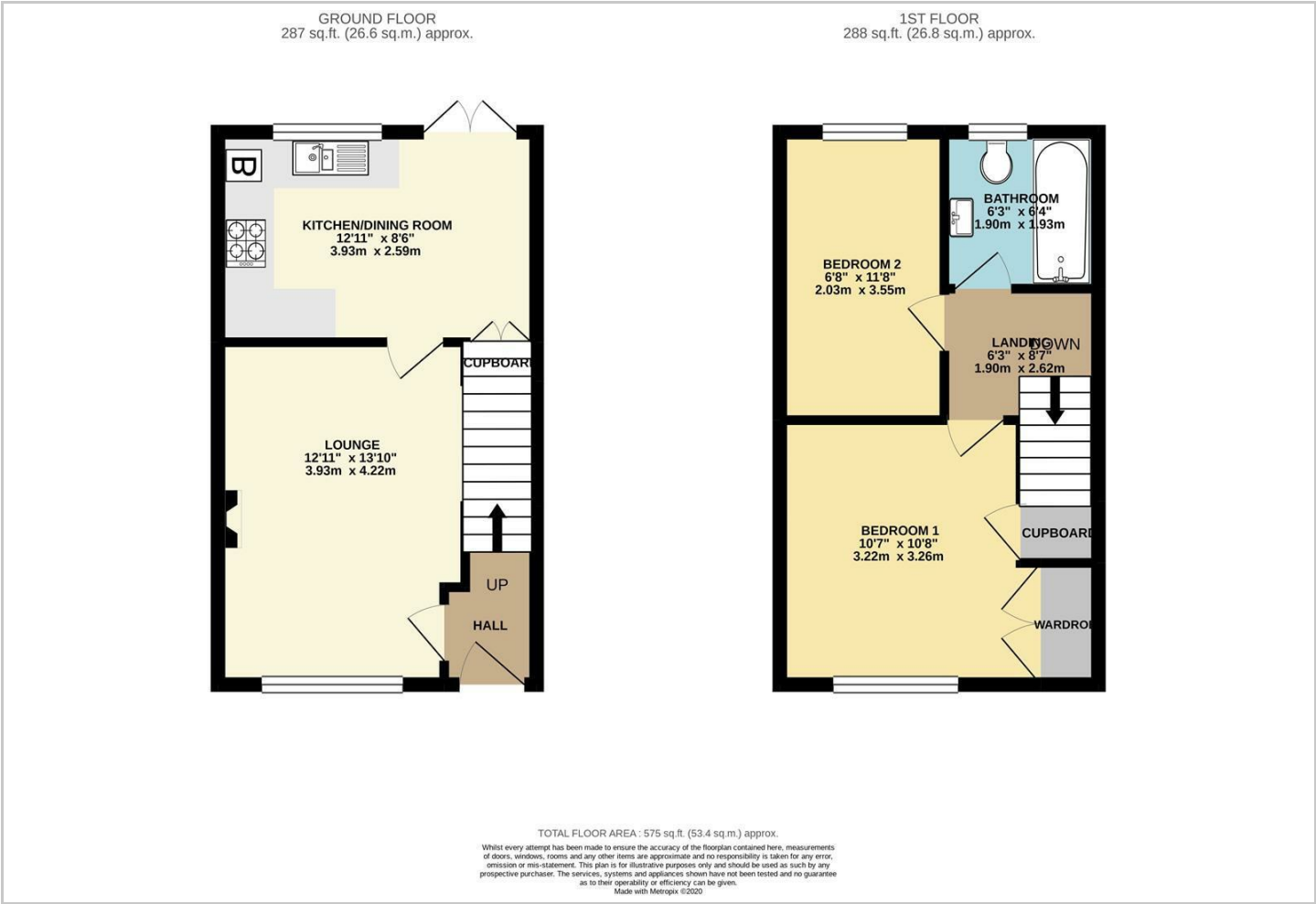
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND

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

