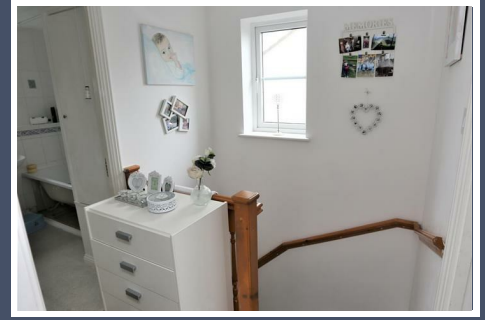
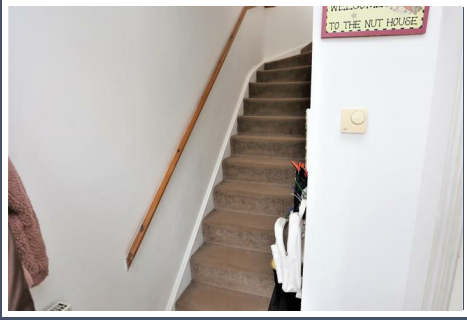




## LEEWARD LANE, THE WILLOWS TQ2 7GB

ASKING PRICE £220,000





• SOUGHT AFTER LOCATION • SEMI-DETACHED HOUSE • GARAGE AND DRIVEWAY • GOOD SIZE KITCHEN DINER • LIVING ROOM • THREE BEDROOMS • FAMILY BATHROOM • GENEROUS GARDEN • IDEAL FOR LOCAL SCHOOLS & HOSPITAL • CLOSE TO AMENITIES

## LOCATION

SITUATED IN THE VERY POPULAR RESIDENTIAL LOCATION OF THE WILLOWS AND IDEALLY LOCATED FOR A FULL RANGE OF SCHOOLING, SHOPPING FACILITIES AT THE WILLOWS RETAIL PARK AND BARTON, PROVIDING A RANGE OF INDEPENDENT AND MAINSTREAM RETAILERS AND SUPERMARKETS. ONLY MOMENTS AWAY FROM THE PROPERTY THERE IS A DOCTORS SURGERY, EXCELLENT TRANSPORT LINKS INCLUDING BUSES AND EASY ACCESS TO THE M5 VIA THE SOUTH DEVON LINK ROAD.

## ACCOMMODATION

THIS MODERN BUILT SEMI-DETACHED HOUSE OFFERS A GOOD SPACE AND INCLUDES AN ENTRANCE HALL WITH STAIRS LEADING TO THE FIRST FLOOR AND A DOOR TO THE LIVING ROOM.

THE LIVING ROOM IS A GOOD SIZE WITH A CUPBOARD PROVIDING UNDER STAIRS STORAGE. A DOOR LEADS TO THE KITCHEN/DINER WHICH IS A FITTED KITCHEN WITH BASE AND WALL MOUNTED UNITS, ROLL TOP WORK SURFACES WITH INSET SINK AND

DRAINER. IN ADDITION TO THIS THERE IS AN INTEGRAL OVEN/HOB, SPACE AND PLUMBING FOR A FREE STANDING FRIDGE FREEZER AND WASHING MACHINE.

ON THE FIRST FLOOR THE LANDING GIVES ACCESS TO THE LOFT AND DOORS LEAD TO THREE BEDROOMS (TWO DOUBLES, ONE SINGLE). THERE IS A FAMILY BATHROOM WITH SHOWER OVER THE BATH AND AN AIRING CUPBOARD.

## OUTSIDE

TO THE FRONT AND SIDE OF THE PROPERTY THERE IS A DRIVEWAY AND SINGLE GARAGE. THE KITCHEN/DINER DOUBLE DOORS LEAD OUT TO THE REAR GARDEN WHICH HAS A PATIO AREA AND A GOOD SIZE GARDEN WITH OPEN OUTLOOK. FROM THE REAR GARDEN THERE IS ALSO A DOOR WHICH PROVIDES ACCESS TO THE GARAGE.







## ROAD MAP



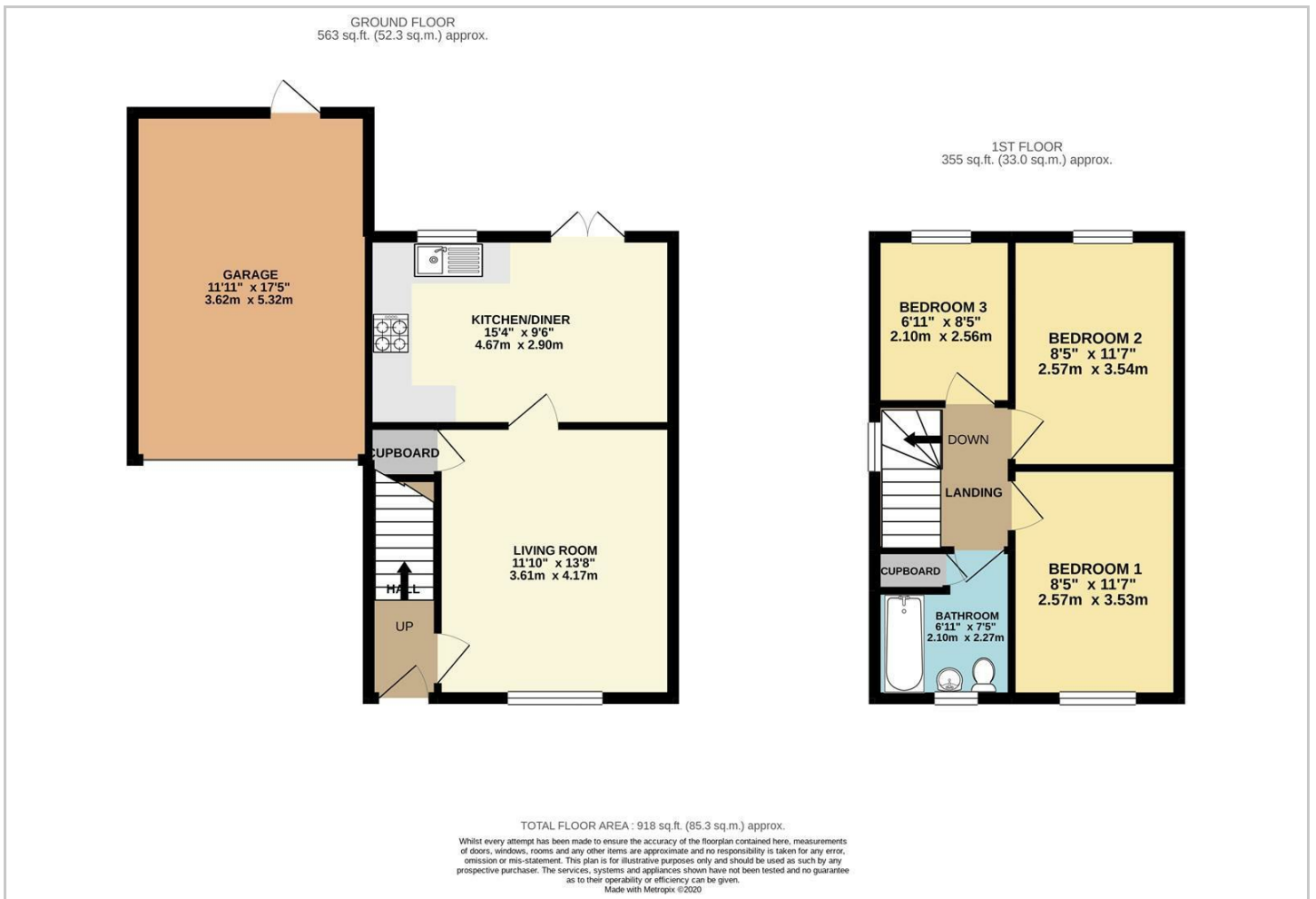
## HYBRID MAP



## TERRAIN MAP



## FLOOR PLAN



## COUNCIL TAX - BAND C

### 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

