

www.garganandhart.co.uk

01803 897321



# Gargan & Hart

Estate Agents



Skye Close | Torquay | TQ2 7DT

**Guide Price £170,000 - £180,000**

Experienced Estate Agents working for you.

### MAIN ENTRANCE

Part timber panelled and obscure decoratively double glazed main entrance door opening to:-

### RECEPTION HALL

Stairway to first floor, radiator, telephone point, coved ceiling. Door to:-

### LOUNGE/DINER

**16' 04 Max" x 12' 03 Max" (4.98m x 3.73m)**

A spacious, light and airy reception room with two radiators, TV aerial point, useful understairs storage cupboard, coved ceiling. Multi-glazed door to Kitchen, UPVC double glazed French doors leading out to:-

### BALCONY

Timber decked area, enjoying far reaching views over surrounding area, with attractive balustrading and steps down to rear garden.

### KITCHEN

**7' 03 Max" x 8' 02 Max" (2.21m x 2.49m)**

UPVC double glazed window to front aspect, range of fitments comprising wall, base and drawer units with rolled edge work surfaces and tiled splashbacks. Inset stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine. Inset four ring gas hob with built-in electric oven under and extractor unit over, space for fridge freezer. Wall mounted gas fired boiler servicing domestic hot water and central heating system, extractor fan.

### FIRST FLOOR LANDING

Hatch to roof void, airing cupboard with radiator and shelving. Doors to principal rooms.

### BEDROOM 1

**11' 11 Max" x 12' 02 Max" (3.63m x 3.71m)**

A spacious double bedroom with UPVC double glazed window and outlook to front, radiator, TV aerial point, telephone point.

### BEDROOM 2

**9' 01" x 7' 05" (2.77m x 2.26m)**

UPVC double glazed window and outlook to rear, enjoying far reaching views over surrounding area, radiator.

### BATHROOM

UPVC obscure double glazed window to rear aspect, modern suite comprising panelled bath with mixer tap, shower attachment and glazed screen to side, low level WC, pedestal wash basin with mirror over. Radiator, shaver point, part ceramic tiling to walls, extractor fan.

### OUTSIDE

To the front to the property there is driveway parking for two vehicles leading to main entrance with canopy over, outside light and cold water tap. To the rear the garden is enclosed by timber fencing and hedging, offering a good deal of privacy and seclusion. The garden is predominantly level and laid to lawn with steps leading up to decked Balcony (accessed from the Lounge/Diner), with open storage under.

### VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

### DIRECTIONS

From Riviera Way, at the traffic lights, turn into Browns Bridge Road and continue across the first two roundabouts before turning left at the third roundabout into Cassiobury Way. Turn second left into Skye Close and bear left where the property will be seen along to the right hand side.

### ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax – C

Local Authority – Torbay Council

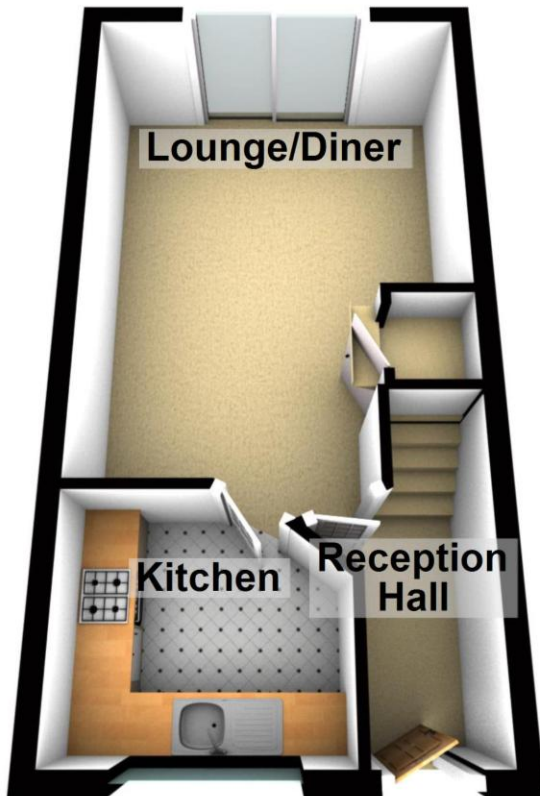
EPC: C



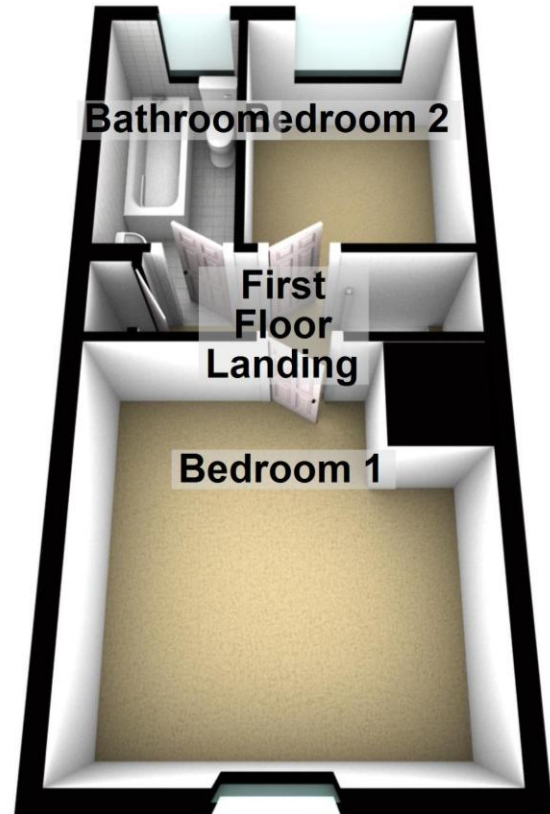
This modern mid terraced house is situated within a quiet Close, found in the Willows residential development located to the outskirts of Torquay and within easy reach of the Willows out of town shopping centre. The well proportioned accommodation comprises two bedrooms, lounge/diner, kitchen and bathroom. The property also benefits from gas central heating and UPVC double glazing. Outside, to the front there is driveway parking for two vehicles and, to the rear, a predominantly level lawned area with steps up to a decked balcony (accessed from the lounge/diner) which enjoys lovely far reaching views over the surrounding area. Viewing of this sensibly priced home, which is being offered for sale with no onward chain, is highly recommended.

**Energy Rating: C**

## Ground Floor



## First Floor



**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase.

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU