



Welsury Road, The Willows, Torquay

£415,000



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estate agents



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14 WELSURY ROAD, THE WILLOWS, TORQUAY, DEVON TQ2 7FW

Show home presentation | Detached family home | Immaculate | Large entrance hall | Integral garage
First floor landing | Separate WC | Contemporary open plan Kitchen/Dining/Snug area | Double aspect
sitting room | Study | Second floor landing | Four large bedrooms (master en suite shower room)
Family bathroom | Level rear enclosed garden | Parking to the front for several vehicles
Viewing highly recommended | No Upward Chain

An immaculate detached family home with accommodation arranged over three floors comprising large entrance hall, internal into integral garage, first floor landing, separate W.C, double aspect sitting room, contemporary open plan kitchen/dining area and snug, bedroom 5/study, second floor landing with four large bedrooms, master en-suite shower room and family bathroom. Externally the property benefits from landscaped level rear enclosed garden and paved driveway to the front providing off road parking for four/five vehicles.

Located in the sought after Willows area of Torquay with good access to the nearby Wren Retail Park which comprises Sainsburys, Marks and Spencer, Next, Boots, Outfit and DFS. The Willows also offers good access for Torbay Hospital, Torquay boys and girls grammar schools and easy access for the South Devon Highway leading to the A380 to Exeter and beyond.

The Accommodation Comprises

Composite front door into

LARGE ENTRANCE HALL 13' 0" x 6' 0" (3.96m x 1.83m) With wall mounted electric consumer unit, radiator, uPVC double glazed window to the front, high quality vinyl wood effect flooring, ceiling light point, smooth finished ceiling, under stairs storage cupboard, telephone point, stairs to first floor, internal access into oversized garage.

GARAGE 21' 0" x 10' 0" (6.4m x 3.05m) With light and power, up and over door.

FIRST FLOOR LANDING 12' 0" x 3' 0" (3.66m x 0.91m) With stairs to second floor, doors to sitting room, bedroom 5/study, W.C and kitchen/diner. Smooth finished ceiling, two ceiling light points, radiator, wall mounted thermostat control for central heating.

SITTING ROOM 20' 0" x 10' 11" (6.1m x 3.33m) Double aspect with uPVC double glazed window to the front and uPVC double glazed patio doors giving access to the rear garden, ceiling light points, smooth finished ceiling, TV aerial point, radiator.



OPEN PLAN KITCHEN/DINING/SNUG AREA

Kitchen Area: 9' 0" x 9' 0" (2.74m x 2.74m) With matching wall, base and drawer units with square edged work surfaces over, built-in dishwasher, built-in eye level oven and grill, built-in fridge/freezer, space and plumbing for washing machine, built-in four ring gas hob with extractor hood over, wall mounted combination boiler with closed in cupboard, uPVC double glazed window to front aspect. Inset stainless steel sink with monobloc mixer tap and built-in drainer. Inset ceiling spotlights, smooth finished ceiling, high quality vinyl flooring.



Dining Area: 7' 0" x 9' 0" (2.13m x 2.74m) With smooth finished ceiling, radiator, continuation of high quality vinyl flooring, uPVC double glazed window to the side.



Snug Area: 11' 0" x 9' 0" (3.35m x 2.74m) With directional ceiling spotlights, radiator, continuation of high quality vinyl flooring, uPVC double glazed patio doors opening to the rear garden, radiator, TV aerial point.

BEDROOM 5/STUDY 7' 0" x 6' 0" (2.13m x 1.83m) With ceiling light point, smooth finished ceiling, radiator, two uPVC double glazed windows to the front aspect, telephone point, built-in desk with shelving and cupboards.

W.C With radiator, matching two piece suite comprising low level close coupled W.C with push button flush, wall hung wash hand basin with monobloc mixer tap, tiled splashbacks, smooth finished ceiling, ceiling light point, extractor fan, radiator, vinyl wood effect flooring.

SECOND FLOOR LANDING 14' 10" x 4' 0" (4.52m x 1.22m)

Part galleried with ceiling light point, smooth finished ceiling, access to loft, radiator, doors to all bedrooms and bathroom. Linen cupboard with slatted shelving, uPVC double glazed window to the rear.

BEDROOM 1 14' 0" x 9' 0" (4.27m x 2.74m) Double bedroom with ceiling light point, smooth finished ceiling, TV aerial point, radiator, uPVC double glazed window overlooking the rear aspect, wall mounted thermostat controlling central heating system, isolator switch for extractor, telephone point. Door to



EN-SUITE SHOWER ROOM 6' 0" x 5' 0" (1.83m x 1.52m)

Three piece white suite comprising low level close coupled W.C with push button flush, wall hung wash hand basin with monobloc mixer tap, tiled splashback, wall mounted mirror fronted medicine cabinet. Corner shower with walk-in glass door and electric shower over, inset ceiling light point, smooth finished ceiling, obscure uPVC double glazed window to the side, heated towel rail, vinyl wood effect flooring.

BEDROOM 2 11' 0" x 11' 0" max (3.35m x 3.35m) Double bedroom with ceiling light point, smooth finished ceiling, uPVC double glazed window to rear aspect, radiator, built-in wardrobes with double hanging rail and sliding door.



BEDROOM 3 11' 0" x 9' 0" (3.35m x 2.74m) Double bedroom with ceiling light point, smooth finished ceiling, radiator, uPVC double glazed window overlooking the front aspect with elevated views across Torquay.

BEDROOM 4 14' 0" x 7' 0" (4.27m x 2.13m) With ceiling light point, smooth finished ceiling, radiator, uPVC double glazed window to front aspect.

BATHROOM 9' 0" max x 9' 0" max (2.74m x 2.74m) White suite comprising low level close coupled W.C with push button flush, wall hung wash hand basin with tiled splashback, panelled bath with twin hand grips, glass shower screen and shower off taps, heated towel rail, vinyl wood effect flooring.



OUTSIDE

FRONT To the front of the property there is a paved driveway with off road parking for four/five vehicles.

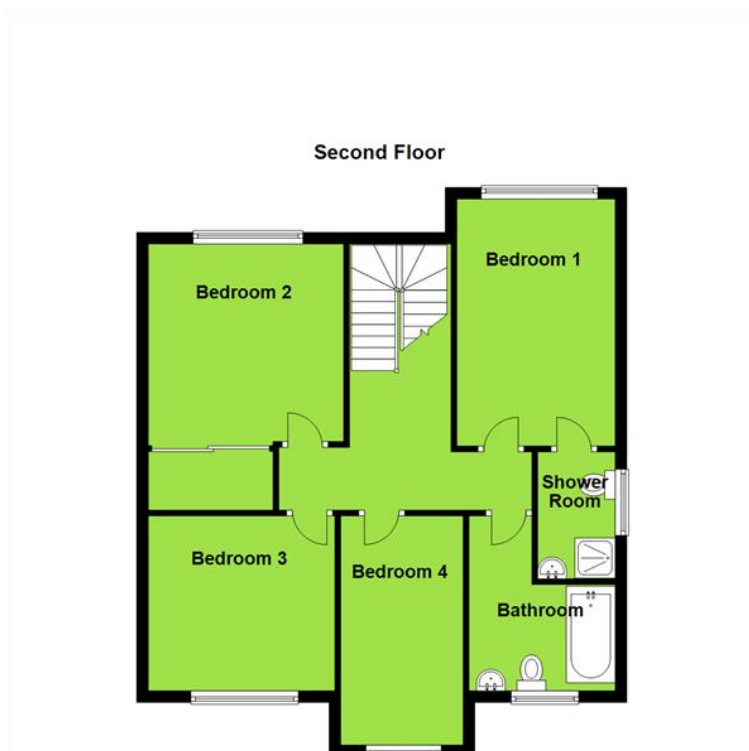
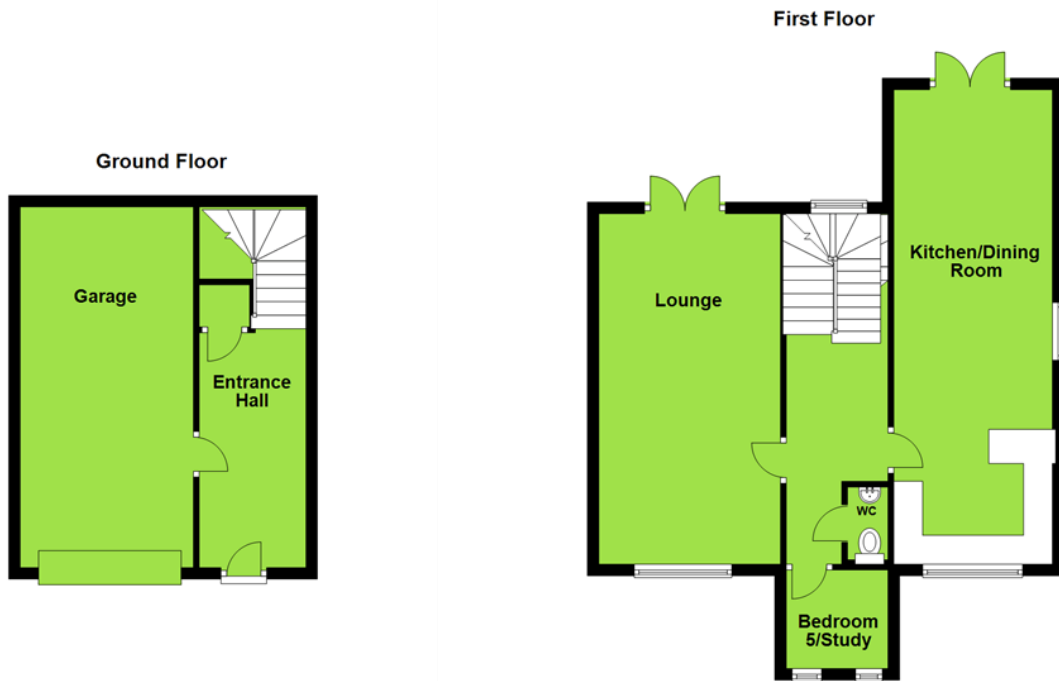
REAR The rear garden has recently been landscaped and is completely level with a mixture of paved seating areas, decking and lawn with bordering plant beds, enclosed by panelled fencing, timber storage shed with tiled roof, access to the front via timber gates, outside tap.



Age: 2017 (unverified)	Postcode: TQ2 7FW
Current Council Tax Band: E	Stamp Duty:* £
EPC Rating: B	
Electric meter position: Outside wall	Gas meter position: Outside wall
Boiler positioned: Kitchen - Combi	Water: Meter
Loft: Insulated	Rear Garden Facing: North

This information is given to assist and applicants are requested to verify as fact. *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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



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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