



Lyte Hill Lane, The Willows, Torquay

£280,000



**WILLIAMS HEDGE**  
estate agents



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29 LYTE HILL LANE, THE WILLOWS, TORQUAY, DEVON TQ2 7GT

Semi-Detached family home in cul-de-sac position | Hall | Ground floor W.C | Sitting Room  
Kitchen/Diner | 3 Bedrooms | Four piece bathroom/W.C | Front and rear gardens | Single garage

A semi-detached family home in a cul-de-sac position on the sought-after Willows development. The Willows is conveniently placed for a local primary school and the Wren retail park for shopping facilities to include Sainsbury's superstore, Marks & Spencer, Boots, Home Bargains, Next and DFS. The Torquay boys and girls Grammar schools are also located nearby in Shiphay as is Torbay hospital.

The property offers accommodation arranged over two floors with the ground floor comprising an entrance hall, W.C, sitting room and kitchen/diner to the rear with double doors opening onto the level and enclosed rear garden. On the first floor there are three bedrooms and a four piece bathroom/W.C. The property is further complimented throughout with double glazed windows and has gas central heating to most rooms. At the front of the property is a level garden with a pathway leading to the rear garden and there is a garage in a nearby block.

### The Accommodation Comprises

Canopied entrance with light point and door to

**ENTRANCE HALL** Coved ceiling with pendant light point, smoke detector, stairs with hand rail to first floor, radiator, doors to

**SITTING ROOM** - 4.55m x 3.58m (14'11" x 11'9" max) Coved ceiling with directional spotlights, UPVC double glazed sash window to front aspect, radiators with thermostat control, TV connection point, telephone point, under stairs storage cupboard, double doors to



**KITCHEN/DINER** - 4.52m x 2.84m (14'10" x 9'4") Inset spotlights and directional spotlights, UPVC double glazed window to rear, radiator with thermostat control, UPVC double doors opening to the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, eye level cabinets, space for upright fridge/freezer, built-in double electric oven, space and plumbing for washing machine, cupboard housing the boiler.



**FIRST FLOOR LANDING** - 2.82m x 1.98m (9'3" x 6'6") Pendant light point, smoke detector, hatch to loft space, over stairs storage cupboard with slatted shelving and heater, doors to,

**BEDROOM ONE** - 3.94m x 2.18m (12'11" max x 7'2") Pendant light point, uPVC double glazed window to rear aspect.



**BEDROOM TWO** - 4.17m x 2.36m (13'8" max x 7'9") Pendant light point, UPVC double glazed sash window to front aspect, radiator with thermostat control.



**BEDROOM THREE** - 2.84m x 2.01m (9'4" x 6'7") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.



**BATHROOM/W.C** - 2.62m x 1.96m (8'7" x 6'5") Light point, obscure glazed sash window, extractor fan. Four piece suite comprising panelled bath with mixer tap over, shower cubicle with electric shower, pedestal wash hand basin, close coupled W.C, radiator with thermostat control, shaver socket.



**FRONT** At the front of the property is a level garden partly laid to grass with a paved pathway leading to the front door.

**REAR** To the rear of the property is a level garden laid to patio and to grass, enclosed by timber fence and block wall with timber garden shed, outside light, outside tap, outside power, gated side access.

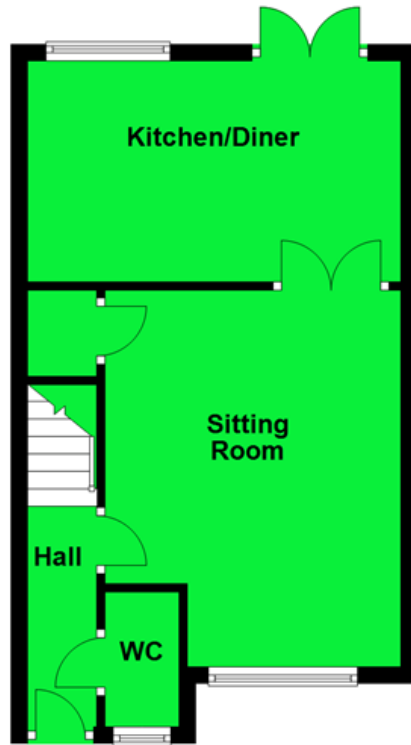
Age: (unverified)	Postcode: TQ2 7GT
Current Council Tax Band: C EPC Rating: C	Stamp Duty:* £1,500 at asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 74sqm, 796sqft	

This information is given to assist and applicants are requested to verify as fact.

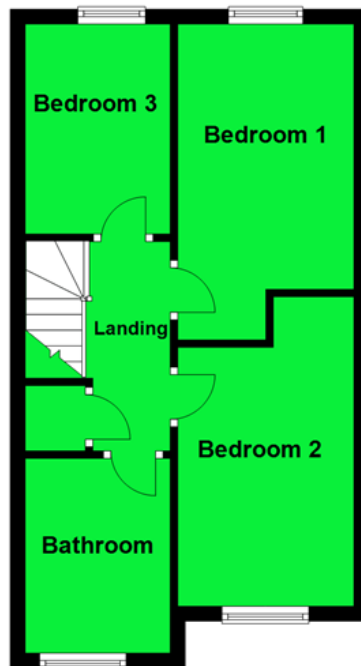
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

### Ground Floor



### First Floor



**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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