



Kingsgate Close, Torquay

£600,000



**WILLIAMS HEDGE**  
estate agents



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## WOODLANDS, KINGSGATE CLOSE, TORQUAY, TQ2 8QA

Spacious detached bungalow | Sought-after cul-de-sac position | Rarely available location  
Level plot | Driveway parking for several vehicles | Garage | Reception hall | Sitting/dining room  
Kitchen/breakfast room | Utility | Store | WC | Three bedrooms | Four-piece bathroom/WC  
Secluded rear garden with woodland backdrop

Occupying a sought-after cul-de-sac location on the outskirts of Torquay, the property offers a spacious detached bungalow with excellent potential, ample parking, large driveway parking and a level rear garden backing onto Brunel Woods. Approached from the road, a tarmac driveway provides off-road parking for several vehicles and leads to the attached garage. Once inside, a spacious reception hallway with storage cupboards leads to the accommodation which comprises a spacious sitting/dining room with sliding doors opening onto the rear garden, kitchen breakfast room, utility, store room and a WC, three bedrooms and a four-piece bathroom/WC. An early inspection is recommended in order to avoid disappointment.

The property is situated in an exclusive location with good access to Brunel Woods and local countryside walks. There are nearby convenience stores and with a further parade of shops at Barton Hill Road. The area is also served by a bus route on Padacre Road.

The Accommodation Comprises

uPVC obscure glazed door with stained glass inset and matching side panels to

**RECEPTION HALLWAY** - 3.4m x 3m (11'2" x 9'10") Coved and textured ceiling with pendant light points, smoke detector, hatch to loft space, radiator with thermostat control, telephone point, cupboard housing the boiler, storage cupboard with slatted shelving and radiator, further storage cupboard with shelf and hanging rail. Doors to

**SITTING/DINING ROOM** - 7.59m x 3.76m (24'11" x 12'4") Coved and textured ceiling with light points, uPVC double glazed window to front aspect, radiators with thermostat controls, fireplace with inset electric fire and timber surround, TV connection point, uPVC double glazed sliding doors opening onto the rear garden, sliding door to



**BEDROOM THREE** - 2.95m x 1.78m (9'8" x 5'10") Coved ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control.

**KITCHEN/BREAKFAST ROOM** - 3.89m x 3m (12'9" x 9'10") Coved ceiling with strip light, uPVC double glazed window to rear aspect, radiator with thermostat control, fitted kitchen comprising a range of base and drawer units with worksurfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob and extractor over, tiled surrounds, matching eye-level cabinets, built-in electric oven, pantry with shelving and window, uPVC obscure glazed door to



**UTILITY** - 1.88m x 0.74m (6'2" x 2'5") Space and plumbing for washing machine, uPVC obscure glazed door leading to the rear garden, door to

**STOREROOM** - 1.93m x 1.63m (6'4" x 5'4") Light point, uPVC double glazed window to side, radiator with thermostat control, power sockets, door to

**WC** - 1.96m x 1.02m (6'5" x 3'4") Light point, obscure glazed window, wall mounted wash hand basin with tiled splashback, low-level WC, electric heater.

**BEDROOM ONE** - 3.63m x 3.63m (11'11" x 11'11") Coved ceiling with pendant light point, uPVC double glazed window to rear aspect, vanity unit with inset wash hand basin, fitted wardrobes to one wall, radiator with thermostat control.



**BEDROOM TWO** - 3.63m x 3.63m (11'11" x 11'11") Coved ceiling with pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control, fitted wardrobe and vanity unit.

**BATHROOM/WC** - 2.34m x 2.06m (7'8" x 6'9") Coved and textured ceiling with light point, uPVC obscure glazed window. Four-piece suite comprising a panelled bath with twin hand grips and mixer tap over, shower cubicle with electric shower, pedestal wash hand basin, close coupled WC, tiled walls.



## OUTSIDE

**FRONT** To the front of the property is a tarmac driveway providing off-road parking for several vehicles and leading to the attached garage. The front garden is mainly laid to lawn with flowerbed borders enclosed by hedgerow and low-level block wall.

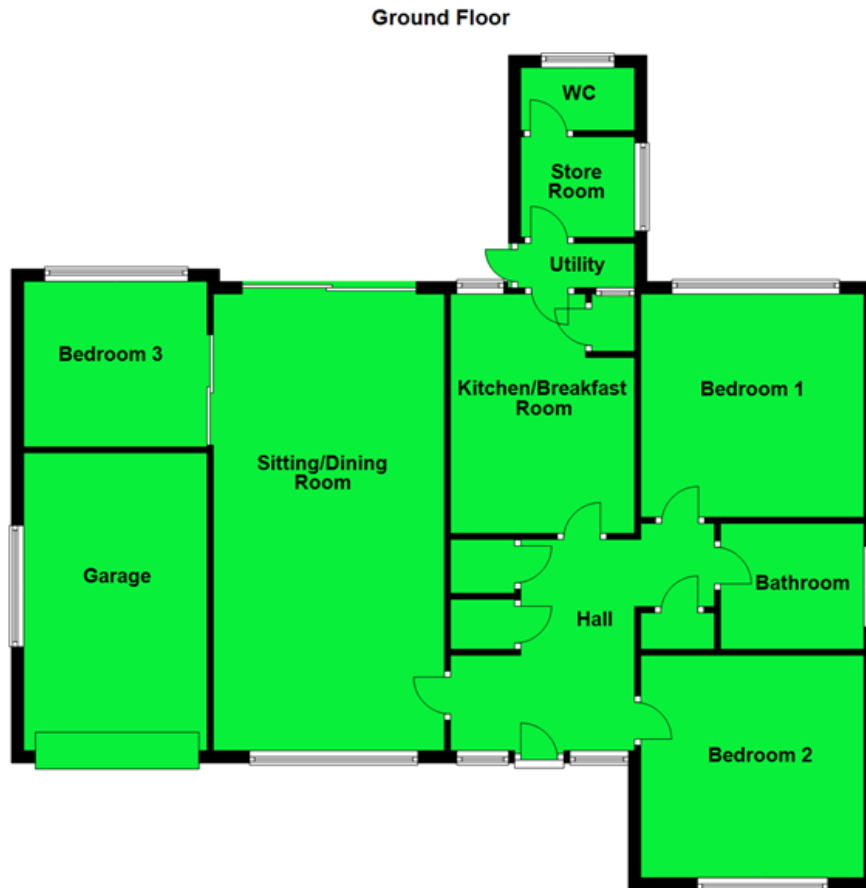
**REAR** To the rear of the property is a near level garden with a woodland backdrop and accessed from the sitting room and utility onto a good side patio with the remainder laid to lawn with flowerbed borders, enclosed by mature shrubs and trees with gated access to both sides.



**GARAGE** - 4.85m x 2.97m (15'11" x 9'9") Metal up and over door, window to side, gas and electric meter, light point and power socket.



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



Age: (unverified)	Postcode: TQ2 8QA
Current Council Tax Band: F EPC Rating: D	Stamp Duty:* £17,500 at asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 88sqm	Square foot: 947

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.

**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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