



Collaton Road, Edginswell, Torquay

£395,000



**WILLIAMS HEDGE**  
estate agents



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## THE BIRCHES, COLLATON ROAD, EDGINSWELL, TORQUAY, DEVON TQ2 7JB

Individual spacious detached bungalow | Gas Central Heating | uPVC double glazed windows  
Close to Torbay Hospital, The Willows shopping centre & the A380 | Hall | Spacious lounge/dining  
room | Kitchen with integrated appliances | Three double bedrooms (one with en-suite shower  
room) | Guest bathroom | Front, side and rear gardens | Parking for 4/5 cars | Detached Garage

An individual spacious detached bungalow situated in an enviable location. The property was built approximately twenty years ago and occupies a very private location in this sought after road with a country lane feel. The property has gas central heating, uPVC double glazed windows and comprises hall, good sized lounge/dining room, kitchen with integrated appliances, bedroom three and bathroom whilst on the first floor there are two double bedrooms, one with en-suite shower room. Outside the property occupies a private plot with parking for numerous cars and a detached garage.

Collaton Road is convenient for local shops at Shipway, The Willows shopping centre, hospital and local schools and the A380 providing access out of town. Viewing is essential to fully appreciate all that this property has to offer.

### The Accommodation Comprises

uPVC double glazed entrance door to

**HALL** - 6.2m x 0.99m (20'4" x 3'3") With coved ceiling.

**LOUNGE/DINING ROOM** - 9.27m x 3.96m (30'5" x 13'0")  
With coved ceiling, two radiators, uPVC double glazed windows to three aspects and uPVC double glazed double doors opening to garden, TV aerial point, wall light points, spacious walk-in cupboard under the stairs.



**KITCHEN** - 3.07m x 2.67m (10'1" x 8'9") With range of fitted units comprising work surfaces with 1 ½ bowl stainless sink unit, drawers and cupboards under, space and plumbing for washing machine, integrated dishwasher, inset five burner gas hob with cooker hood over, integrated oven, integrated fridge/freezer, range of wall cupboards with concealed lighting under, wall mounted gas fired boiler for central heating and hot water, coved ceiling, uPVC double glazed window.



**BEDROOM THREE** - 3.81m x 3.1m (12'6" x 10'2") With coved ceiling, radiator, uPVC double glazed window.



**BATHROOM** White suite comprising panelled bath with shower attachment over, pedestal wash hand basin, close coupled W.C, ladder style heated towel rail, coved ceiling, extractor fan, uPVC double glazed window.





From the hall stairs rise to **FIRST FLOOR LANDING**

**BEDROOM ONE** - 5.61m x 4.65m (18'5" x 15'3") maximum reducing to 8'9" (2.67m) With some reduced headroom, two double glazed velux windows, radiator.



**EN-SUITE SHOWER ROOM** Spacious shower with thermostatic unit, pedestal wash hand basin, low level W.C with concealed cistern, storage area, ladder style heated towel rail, double glazed velux window.



**BEDROOM TWO** - 5.61m x 2.62m (18'5" x 8'7") With radiator, two double glazed velux windows, fitted wardrobe.



**OUTSIDE**

**FRONT** The property enjoys a secluded and very private plot and to the front there is a wide driveway providing off road parking for 4/5 cars.

**DETACHED GARAGE** - 4.6m x 2.77m (15'1" x 9'1") With electric up and over door, light and power.



To the side of the property there is a good-sized timber decked area with access from the lounge.

**REAR** To the rear there is an easily managed garden mainly laid to stone chippings, rear garden path and grass bank area.



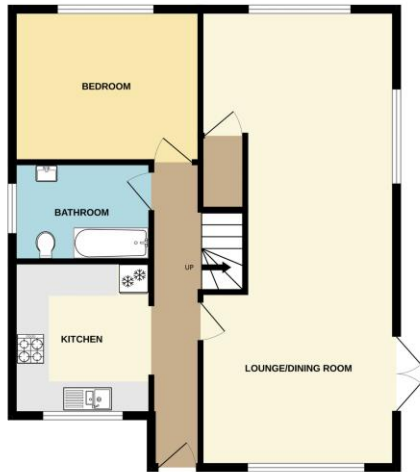
Age: 2003 (unverified)	Postcode: TQ2 7JB
Current Council Tax Band: E	Stamp Duty:* £7,250 at asking price
EPC Rating: D	Gas meter position: Rear of property
Electric meter position: Outside	Water:
Boiler positioned: Kitchen - combi	Rear Garden Facing:
Loft:	Square foot:
Total Floor Area: square meters 117 approx	

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  
69.2 sq.m. (745 sq.ft.) approx.



1ST FLOOR  
44.7 sq.m. (481 sq.ft.) approx.



TOTAL FLOOR AREA: 113.9 sq.m. (1226 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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