



Leeward Lane, Willows, Torquay

£190,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



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12 LEEWARD LANE, THE WILLOWS, TORQUAY, DEVON TQ2 7GB  
 Semi-Detached Home | Well presented | Popular location | No upward chain | Entrance hall  
 Lounge | Kitchen/breakfast room | Two bedrooms | En-suite shower | Bathroom  
 Large Conservatory | Large rear garden | Driveway parking for two vehicles  
 Viewing Highly Recommended

A semi-detached house in popular Willows development. The property is set in a generous plot with well presented accommodation arranged over two floors comprising entrance hall, lounge, kitchen, two bedrooms (master with en-suite shower room), bathroom and conservatory to the rear measuring the width of the property. Externally the property benefits from front and rear gardens, rear garden has large amounts of potential and driveway parking for two 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**

uPVC double glazed front door opening to

**ENTRANCE HALL** 3' 0" x 4' 0" (0.91m x 1.22m) With laminate wood effect flooring, ceiling light point, coving, textured ceiling, door to lounge, wall mounted electric consumer unit. Stairs to first floor.

**SITTING ROOM** 14' 11" x 8' 0" (4.55m x 2.44m) With uPVC double glazed window to the front aspect, laminate wood effect flooring, TV aerial point, radiator, ceiling light point, coving, textured ceiling, door into



**KITCHEN/BREAKFAST ROOM** 12' 0" x 9' 0" (3.66m x 2.74m) With directional ceiling spotlights, textured ceiling, storage cupboard with bi-folding door, vinyl tile effect flooring, radiator. Matching wall, base and drawer units with roll edge work surfaces over, inset stainless steel sink with monobloc mixer tap and matching drainer, built-in four ring gas hob with built-in oven and grill, partly tiled walls, uPVC double glazed window to the rear into the conservatory, wall mounted combination boiler for controlling the central heating system.



**CONSERVATORY** 11' 0" x 9' 0" (3.35m x 2.74m) With double uPVC double glazed doors, laminate wood effect flooring, uPVC double glazed windows, uPVC double glazed double doors giving access to the rear garden, radiator, pitched polycarbonate roof, wall lights.



**FIRST FLOOR LANDING** With uPVC double glazed window to the side, ceiling light point, access to loft, doors to bedrooms and bathroom, linen cupboard with radiator, slatted shelving, isolator switch for extractor fan.



**BEDROOM 1** 11' 0" x 9' 10" (3.35m x 3m) Double bedroom with ceiling light point, uPVC double glazed window to front aspect, radiator, cupboard above stairs with hanging rail and shelving, TV aerial point. Door to



**EN-SUITE SHOWER ROOM** 6' 0" x 3' 0" (1.83m x 0.91m) With matching suite comprising wash hand basin and cabinet underneath, tiled splashbacks, walk-in shower with glass door and electric wall mounted shower, tiled walls, ceiling light point, extractor fan, obscure double glazed window to the side, radiator, vinyl tile effect flooring.



**BEDROOM 2** 11' 0" x 6' 0" (3.35m x 1.83m) Single bedroom with uPVC double glazed window to the rear, radiator, ceiling light point, textured ceiling.

**BATHROOM** 6' 0" x 6' 0" (1.83m x 1.83m) With three piece matching white suite comprising low level close coupled W.C, pedestal wash hand basin with tiled splashback, panelled bath with twin hand grips and monobloc mixer tap, partly tiled walls, obscure uPVC double glazed window to the rear, wall mounted mirror fronted medicine cabinet, extractor fan, shaver point, radiator, textured ceiling, ceiling light point, vinyl mosaic tile effect flooring.



## OUTSIDE

**FRONT** There is a front garden mainly laid to lawn with gravel bed to the side, steps leading up to the front door with wrought iron hand rail. Off road parking to the side for two vehicles and access to the rear via a timber gate, outside light.

**REAR** The rear garden is mainly laid to lawn enclosed with panelled fencing, decked seating area and mature bushes and shrubs towards the rear boundary.

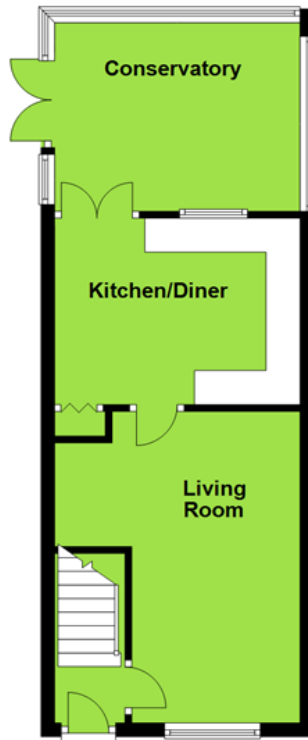


Age: 2000 (unverified)	Postcode: TQ2 7GB
Current Council Tax Band: C	Stamp Duty:* £1,300 at asking price
EPC Rating: C	
Electric meter position: Outside wall	Gas meter position: Outside wall
Boiler positioned: Kitchen - combi	Water: Meter
Loft: Insulated, light	Rear Garden Facing:

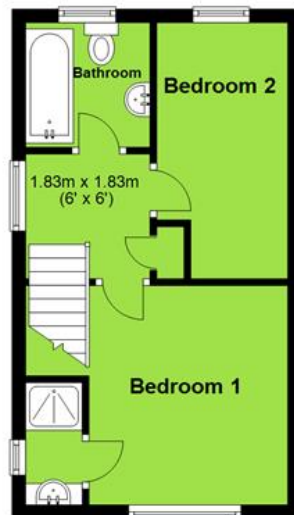
This information is given to assist and applicants are requested to verify as fact.  
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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