



**JOHN COUCH**
THE ESTATE AGENT

5 Condor Drive
Torquay Devon
£525,000 Freehold



5 Condor Drive
Torquay Devon TQ2 7TU

£525,000



A five bedroom house offering generous and flexible accommodation with large multi-purpose garden-level room, double garage, parking and garden with a south west aspect

- Sitting room ■ Dining room ■ Kitchen/breakfast room
- Four double bedrooms ■ Single bedroom
- 3 En-suites ■ Family bathroom ■ Cloakroom/WC
- Garden-level bonus room ■ Double garage ■ Parking ■ Gardens and Balcony

FOR SALE FREEHOLD

Built approximately twenty years ago when the Willows development was first being constructed, this link-detached house is privately set in a quiet tucked away position. The house has been well maintained and offers a superb family home with extensive accommodation spanning three levels and a bonus room at garden level that would be perfect for a home gym or home working. A double garage provides parking and storage with space in front for additional parking.

LOCATION

Condor Drive is set in a sought after residential location on the outskirts of Torquay close to the Willows village centre where there is a pub, take-away food outlets, an optician, vets and hairdresser with nearby retail parks offering an truly extensive range of supermarkets and popular high street stores.

There are good local schools including the boys' and girls' grammar schools at Shiphay (subject to catchment rules), Torbay Hospital is also just a short distance away and there is a range of local buses with Torre Station approximately two miles distant. Torquay with its many facilities, sandy beaches and seafront promenade are within just three miles and this location is also ideal for those needing to get out of town with the nearby by-pass creating a fast link with the Devon Expressway (A38).

INTERIOR

The front door opens to a welcoming hallway where there is a cloakroom/WC and the sitting room can be found to the left side. This spacious room has an abundance of natural light with windows to the front and French doors opening to a decked terrace at the rear.

An attractive fireplace has a working gas fire and creates a cosy focal point. Across the hallway is the dining room providing space for formal dining whilst the kitchen/breakfast room at the back of the house allows space for casual dining. The kitchen is fitted with a good range of wall and base units incorporating some integrated appliances and space for a range cooker. There are views over the surrounding area with a door leading to the decked terrace.

From the hallway stairs rise to the first floor where the principal bedroom has an en-suite shower room and built-in double wardrobes, bedroom two overlooks the back garden and is also a double room with built-in wardrobes and an ensuite shower room, whilst the additional bedroom at this level is a single bedroom. A family bathroom completes the accommodation on the first floor.

VIEWING BY APPOINTMENT ONLY

Stairs rise to the second level where there are two generous bedrooms, one with an en-suite bathroom and both with views over the surrounding area. This level could be used as a private principal suite comprising a large bedroom with en-suite bathroom and an adjacent sitting/dressing room. From the landing there is access to the loft which we understand is boarded and has a pull-down loft ladder.

At garden level there is a large room accessed via patio doors which would make a superb home gym, games room or provide an excellent self-contained space for home working. This room has a sink and has been fitted with a good range of wall and base units to two sides. (The room can be reached either from the decked terrace or from a pathway to the side of the house).

OUTSIDE

To the front of the house is an area of level lawn with a pathway from the drive to the front door. The driveway provides parking and gives access to the double garage which will accommodate two cars and allows space for storage with additional boarded loft storage. Accessed from the kitchen or through French doors from the sitting room is a decked terrace which is ideal for al-fresco dining and where steps lead down to the garden and garden-level bonus room.

Within the garden there is a sizeable, paved terrace adjacent to the house which is perfect for placing sun loungers and a large area of lawn that slopes away and where at the far end, we understand, a wildflower garden has been established.

The garden is fully fenced with mature shrubs providing year round interest. Beyond the boundary is a public footpath which provides a pedestrian link from the Willows village centre to Centenary Way.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND E (Payable 2024/2025 £2729.04)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)











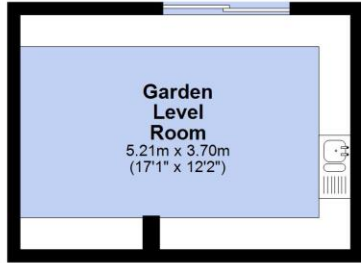


Energy Efficiency Rating		Current	Potential
Why energy efficient? Lower running costs.			
191-149	A		
151-190	B		
115-150	C		
79-114	D		
43-78	E		
7-42	F		
1-6	G		
Not energy efficient - Higher running costs.			
England, Scotland & Wales			



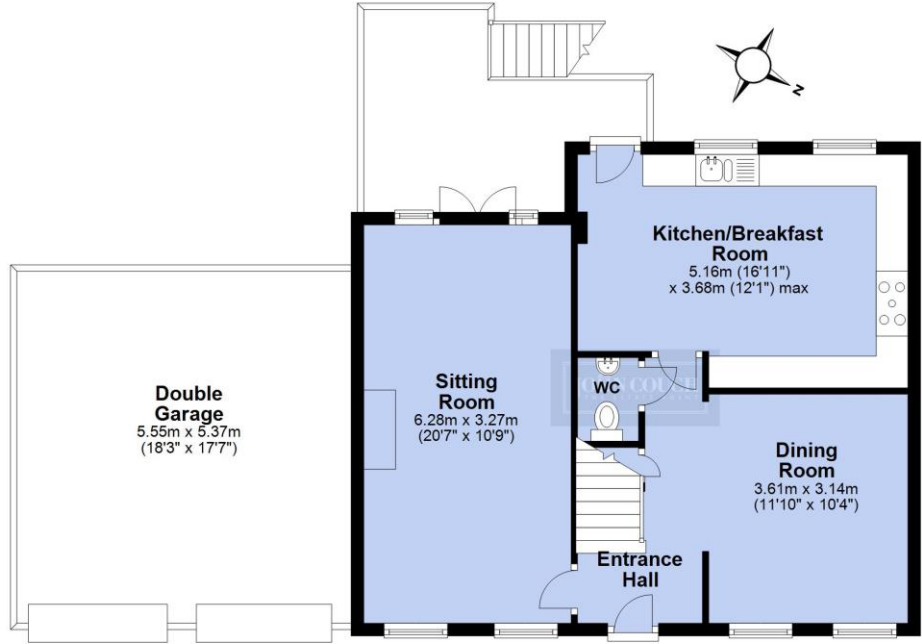
Garden Floor

Approx. 19.3 sq. metres (207.5 sq. feet)



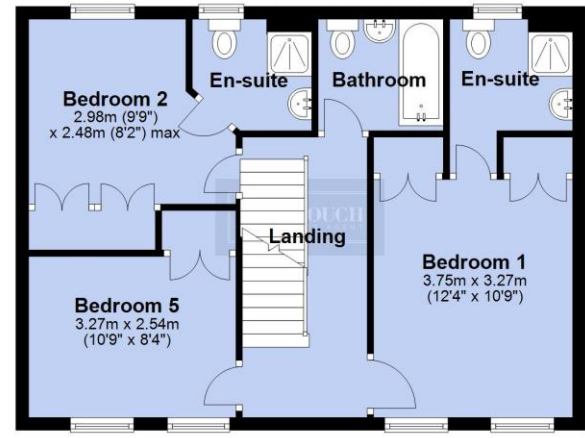
Ground Floor

Approx. 59.5 sq. metres (640.3 sq. feet)



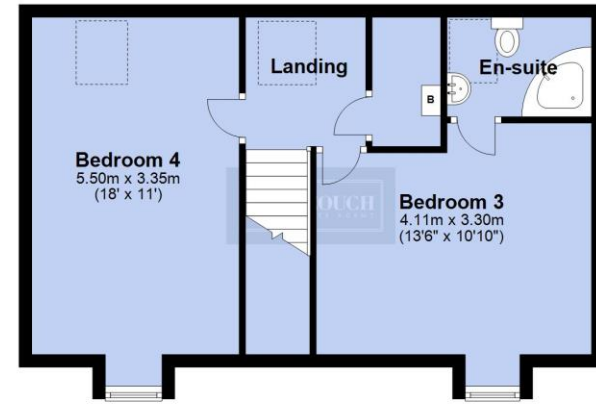
First Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



Second Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



Total area: approx. 182.3 sq. metres (1961.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.