



**VILLA LISBOA**  
TORQUAY TQ1 3JG



# VILLA LISBOA, FURZEHILL ROAD

TORQUAY TQ1 3JG



Positioned in a quiet cul-de-sac location is this beautifully presented four-bedroom detached residence. Accessed via secure wrought iron gates the property is set back from the road allowing for a superb degree of privacy and a driveway providing off street parking for several vehicles. Having undergone recent re-development, it has been finished to a high standard to include solid oak internal doors, staircase and flooring alongside quality 'Axminster' carpets. This exquisite family home boasts stunning living accommodation throughout to include a high quality eat-in kitchen with central Island, opening into a formal dining room perfect for entertaining guests. Further you will benefit from a detached garage, master bedroom with en-suite and delightful enclosed gardens.

## Entrance Hall

Double glazed door to the front giving access. Under stair cupboard. Solid Oak Staircase with Oak panelling. Spotlights. Wall mounted radiator.

## Living Room 23' 3" x 11' 1" (7.08m x 3.38m)

Rear elevation double glazed window. Wall mounted radiator. Feature marble fireplace with inset log burner. . Rear elevation double glazed French doors.

## Dining Room 26' 6" x 10' 9" (8.07m x 3.27m)

Rear elevation double glazed patio doors opening onto rear garden. Wall mounted radiator. Television point.

## Kitchen 26' 9" x 14' 7" (8.15m x 4.44m)

Fitted kitchen with matching wall and base units. Granite work tops over. One and a half bowl sink with drainer unit. Two integrated electric ovens. Integrated electric hob with cooker hood over. Space for fridge and freezer. Plumbing for washing machine and dishwasher. Wall mounted radiator. Central Island unit. Side elevation double glazed door. Further utility sink. Plate warmer.

## Bedroom One 22' 1" x 13' 1" (6.73m x 3.98m)

Front and side elevation double glazed windows. Built in wardrobes. Wall mounted radiator. Spotighting. TV point.





*H S Owen*

### Master En-suite

Double glazed window to the front elevation. Panelled bath with shower over. Low level WC. Wash hand basin. Shaver point. Wall mounted radiator. Spotlights. Tiling.

### Bedroom Two 16' 10" x 14' 10" (5.13m x 4.52m)

Rear elevation double glazed velux windows x two. Access to loft. TV point. Wall mounted radiator. Spotlights.

### Bedroom Three 11' 11" x 11' 0" (3.63m x 3.35m)

Rear elevation double glazed window. Wall mounted radiator. TV point.

### Bedroom Four/Study 11' 1" x 8' 10" (3.38m x 2.69m)

Front elevation double glazed window. Wall mounted radiator. TV and telephone points.

### Family Bathroom

Side and rear elevation double glazed windows. Freestanding bath with shower attachment over. Shower cubicle. Wash hand basin with vanity unit. Low level WC. Extractor fan. Shaver point. LED lit mirrored cabinet. Heated towel rail. Spotlights.

### Garage 16' 8" x 11' 4" (5.08m x 3.45m)

Remote controlled electric door. Light and power. Double glazed PVCu door and window to side elevation.





## General

### Services:

All mains services are believed to be connected to the property.

### Local Authority:

Torbay Council

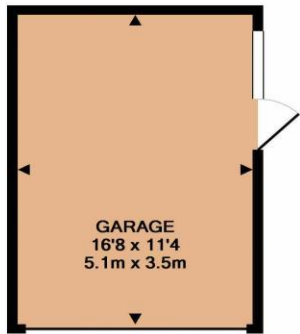
### Council Tax:

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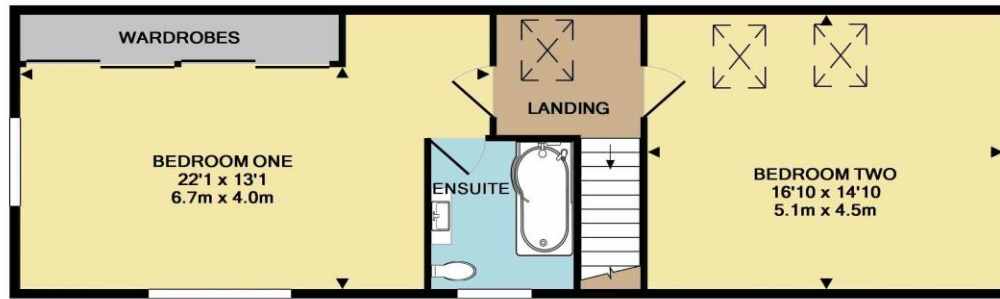




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GARAGE  
APPROX. FLOOR  
AREA 189 SQ.FT.  
(17.5 SQ.M.)



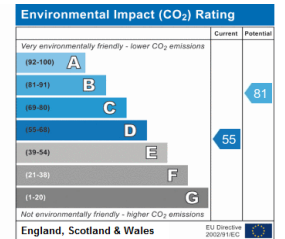
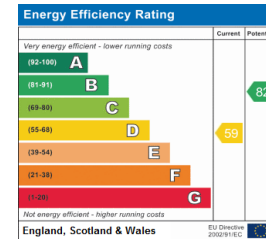
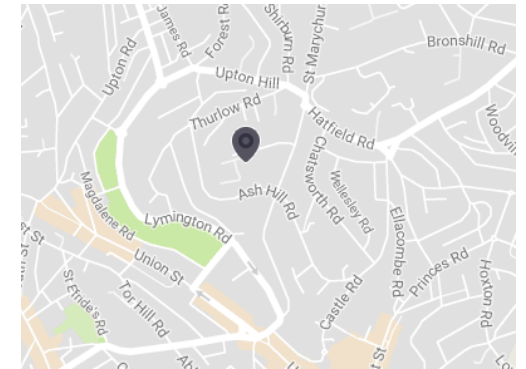
1ST FLOOR  
APPROX. FLOOR  
AREA 679 SQ.FT.  
(63.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1242 SQ.FT.  
(115.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2109 SQ.FT. (196.0 SQ.M.)

Whilst every attempt 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. 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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Reference:  
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