



SHEARWATER DRIVE
TORQUAY TQ2 7TP

H S Owen
Estate Agents

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HSOwen are pleased to present this beautifully maintained and ideally situated three-bedroom home, located in the highly desirable area of The Willows. The property offers a spacious and inviting layout, featuring an entrance hall, convenient cloakroom, a generous living room, a well-appointed kitchen, three comfortable bedrooms, a master with en-suite, and a family bathroom. Externally, the home benefits from a unique corner plot with a side garden, a private rear garden, and off-street parking for at least two vehicles, making this an excellent family home in a prime location. Location The property is located in a quiet cut de sac within the Willows with a wooded area to the rear ensuring absolute privacy. There are a variety of play parks perfect for children with pleasant outdoor space for walking a dog. The property is situated just a short walk from 'Wren Retail Park' offering an abundance of shopping facilities to include Sainsbury's Supermarket, Marks & Spencers, Boots, Mothercare, Next and more. It is also in walking distance to the local bus route and within close proximity to local schools.

Entrance Hall

Front elevation double glazed door, Wall mounted radiator and stairs to the first floor landing.

Cloakroom

Low level W/C, wash hand basin, tiling, Wall mounted radiator and front elevation double glazed window.

Lounge/Diner 13' 11" x 16' 8" (4.24m x 5.08m)

Rear and side elevation Double glazed window, patio doors to the rear, fire place, radiator, telephone and tv point, laminate flooring and storage cupboard.

Kitchen 7' 7" x 10' 9" (2.31m x 3.27m)

Fitted kitchen with wall and base cupboards, work surfaces, part tiling, built in electric oven, cooker hood, appliance space for washing machine and fridge freezer, boiler enclosed by cupboard and double glazed window to the front aspect.

Bedroom One 8' 9" x 11' 10" (2.66m x 3.60m)

Two Front elevation double glazed windows, built in wardrobe, Wall mounted radiator.

En-suite

Front elevation double glazed window, shower cubicle, wash hand basin, extractor fan, wc, fully tiling and radiator.

Bedroom Two 8' 1" x 8' 6" (2.46m x 2.59m)

Rear elevation Double glazed window, wardrobe, Wall mounted radiator.





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Bedroom Three 5' 7" x 8' 10" (1.70m x 2.69m)
Rear elevation Double glazed window, wardrobe, Wall mounted radiator.

Family Bathroom

Side elevation Double glazed window, bath with over head shower, wash hand basin, extractor fan, wc, part tiling and radiator.





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General

Services:

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

Local Authority:

Torbay Council

Council Tax:

C

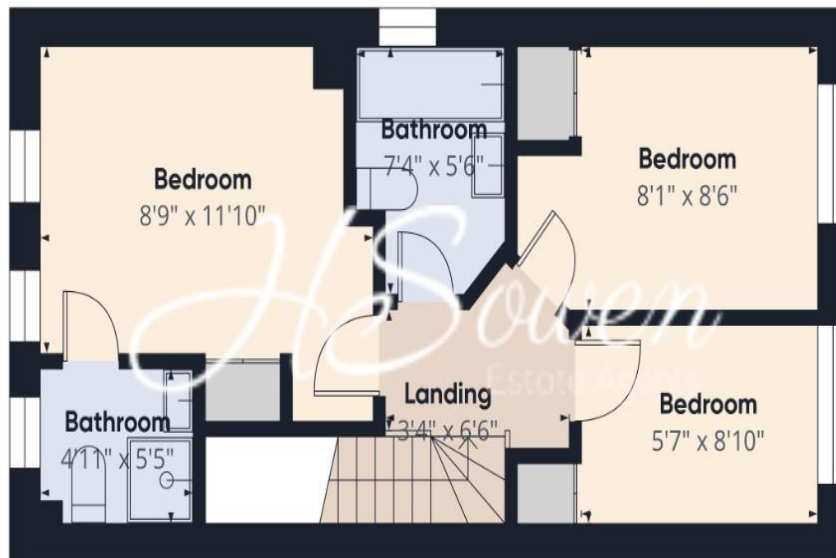




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Floor 0



Floor 1

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Approximate total area⁽¹⁾
732.39 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to 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.