



Heron Way, Torquay

£299,950

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Occupying a tucked away cul de sac position in the sought after Willows area of Torquay, the property offers a four bedroom townhouse with an enclosed rear garden.



INTRODUCTION

The Willows is a popular and sought-after area with excellent local facilities and amenities. These include a primary school, nearby doctors surgery and dentist surgery, Torbay Hospital, the Wren retail park for Sainsbury's, Marks & Spencer, Next, Home Bargains and Boots. The Willows is also well placed for transport links for the remainder of Torbay, and the A380 for Exeter M5 and beyond.

Approached from the front there are two parking spaces and once inside, the reception hallway leads to the ground floor accommodation which comprises bedroom Four with an ensuite shower room and walk-in wardrobe, a utility room and ground floor WC. On the first floor the open living space flows from the landing into the sitting room which has sliding doors opening onto the rear garden, and there is a kitchen/diner to the front aspect. On the second floor are three further bedrooms and a bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and gas central heating. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

The accommodation comprises,

Canopied entrance with light point and obscure glazed door to:

RECEPTION HALL - 4.5m x 2.44m (14'9" x 8'0") Maximum measurements. Light point, smoke detector, stairs with handrail to first floor, UPVC double glazed window to front aspect, radiator with thermostat control, tiled flooring, understairs storage cupboard, tiled flooring, doors to:



BEDROOM TWO - 3.73m x 2.34m (12'3" x 7'8") Inset spotlights, UPVC double glazed window to front aspect, radiator with thermostat control, TV connection point, walk-in wardrobe with inset spotlights, fitted shelving and hanging rails, door to:

ENSUITE SHOWER ROOM - 1.75m x 1.07m (5'9" x 3'6") Inset spotlights, extractor fan. Comprising walk-in shower enclosure with electric shower and sliding door, vanity unit with inset wash hand basin, heated towel rail.

UTILITY ROOM - 3.23m x 2.08m (10'7" x 6'10") Maximum measurements Strip light, base unit with worktop over and inset sink and drainer, space and plumbing for washing machine, space for tumble dryer, fitted shelving, inverter for solar panels.

GROUND FLOOR WC - 1.07m x 1.02m (3'6" x 3'4") Directional spotlights, extractor fan, wall-mounted wash hand basin, low-level WC with concealed cistern, radiator, tiled flooring.



FIRST FLOOR LANDING Light point, smoke detector, UPVC double glazed window to front aspect, radiator, opening to

SITTING ROOM - 5.13m x 3.02m (16'10" x 9'11") Light points, UPVC double glazed window to rear aspect, radiator with thermostat control, UPVC double glazed sliding doors opening onto the rear garden, TV connection point.



KITCHEN/DINER - 3.4m x 2.97m (11'2" x 9'9") Directional spotlights, UPVC double glazed window to front aspect, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink with mixer tap over, inset electric hob with extractor over, tiled surrounds, eye level cabinets built-in electric oven, space for American style fridge freezer, integral dishwasher (currently not operational)

SECOND FLOOR LANDING Pendant light point, smoke detector, cupboard housing the boiler, doors to

BEDROOM ONE - 3.58m x 3.25m into recess (11'9" x 10'8") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BEDROOM THREE - 3.02m x 2.69m into recess (9'11" x 8'10") Pendant light point, UPVC double glazed window to front aspect with open outlook, radiator with thermostat control.

BEDROOM FOUR - 2.18m x 1.85m (7'2" x 6'1") Pendant light point, Velux window, radiator with thermostat control.

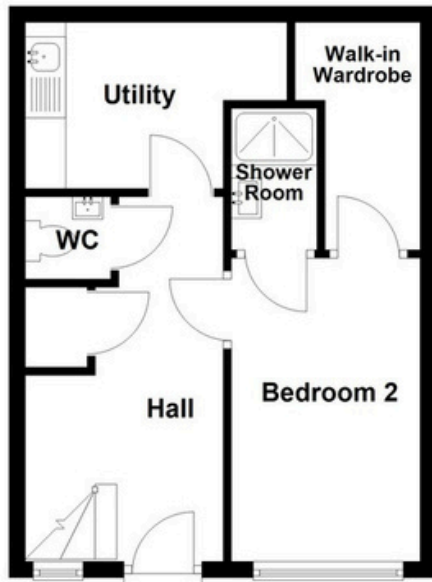
BATHROOM/WC - 1.91m x 1.83m (6'3" x 6'0") Inset spotlights, extractor fan, Velux window. Comprising panelled bath with shower over, vanity unit with inset wash hand basin, low-level WC, heated towel rail, tiled walls.

OUTSIDE

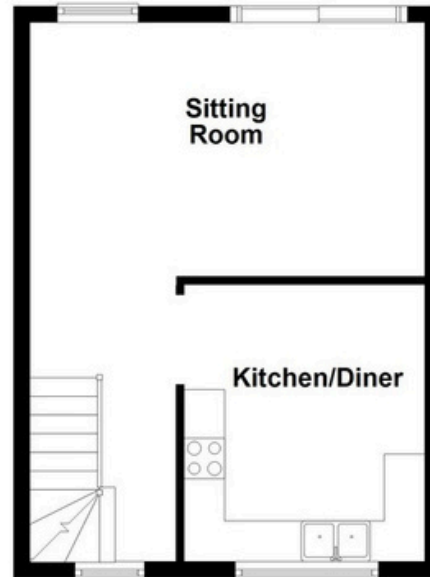
FRONT - At the front of the property is off-road parking comfortably for two vehicles.

REAR - To the rear of the property there is a good-sized garden accessed from the sitting room onto a patio which is enclosed by timber fence with raised planters and steps leading to a lawned area, again enclosed by timber fence with a gravelled tiered section leading to the rear boundary and a greenhouse.

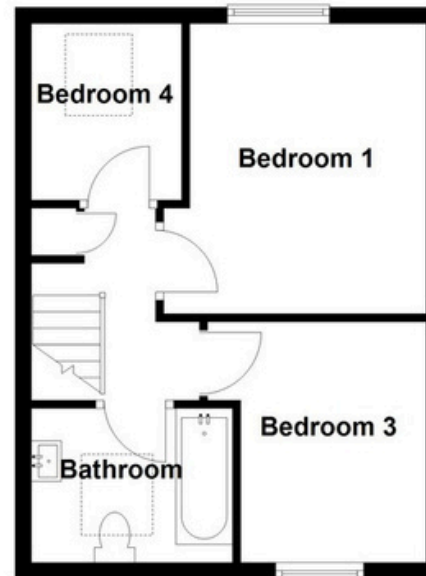
Ground Floor



First Floor



Second Floor



USEFUL INFORMATION

- Tenure - Freehold
- Age - To be confirmed
- Heating - Gas Central Heating
- Drainage - Mains
- Windows - Double glazed
- Council Tax - C
- EPC Rating - B/83-Potential B/84
- Broadband - 1800
- Mobile - Signal strength (0-4) EE: 3, Three: 3, O2: 4, Vodafone: 3
- Solar Panel Installation - More information available on request

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