

CHRISTOPHER SCALES
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Pengelly Way | The Willows | Torquay

Guide Price
£325,000 to £350,000

Beautifully presented and with great attention to detail, this modern semi-detached property has been upgraded to provide comfortable family living arranged over two floors. The ground floor comprises an entrance hall, sitting room with double doors opening into the enclosed rear garden, fully integrated kitchen/diner with solid oak units and a ground floor WC. There is solid oak flooring to the entrance hall, sitting room and kitchen/diner and the ground floor WC has a decorative tiled floor and fully tiled walls. On the first floor a good-sized landing leads to three bedrooms, the master with en-suite shower room and a family bathroom/WC. The property is further complimented throughout with uPVC double glazed windows and doors and gas central heating. Externally is off-road parking for two vehicles to the front and access to the detached garage and a low maintenance garden enclosed by wrought iron railings. The rear garden is accessed from the sitting room onto a patio with raised timber seating and a Summer House & Sauna. The remainder of the garden is laid to lawn, enclosed by timber fence and with a side access to the front and also rear entry into the garage.

An internal inspection is highly recommended in order to appreciate the quality of accommodation on offer.

The accommodation comprises: Canopied entrance with obscure glazed door to:

ENTRANCE HALL - 2.44m x 2.11m (8'0" x 6'11") Maximum measurements. Coved ceiling with pendant light point, smoke detector, stairs with hand rail to first floor, radiator, oak flooring, consumer unit, central heating thermostat, doors to:

SITTING ROOM - 5.72m x 3.05m (18'9" x 10'0") Coved ceiling with pendant light points, UPVC double glazed sash windows to front aspect, radiators with thermostat control, TV point, telephone point, oak flooring, uPVC double doors opening onto the rear garden, door to:

KITCHEN/DINER - 4.78m x 3.84m (15'8" x 12'7") Maximum measurements. Coved ceiling with inset spotlights, dual aspect with UPVC double glazed windows to front and rear. Quality fitted kitchen comprising a range of base units with quartz worktops over, inset five-ring gas hob with extractor hood over, inset one and a half bowl sink and drainer with mixer tap over, complimentary tiled surrounds, matching eye-level cabinets, built-in Neff oven and microwave, integral fridge and freezer, integral dishwasher, integral washing machine, radiator with thermostat control, oak flooring, glazed door to hallway.

GROUND FLOOR WC - 1.52m x 1.22m (5'0" x 4'0") Maximum measurements. Coved ceiling with inset spotlights, UPVC double glazed sash window. Comprising low level WC with concealed cistern, vanity unit with ceramic bowl sink and mixer tap over, heated towel rail, decorative tiled floor, tiled walls.





FIRST FLOOR LANDING Coved ceiling with pendant light points, smoke detector, hatch to roof space, radiator with thermostat control, UPVC double glazed window, doors to:

BEDROOM ONE - 4.5m x 4.09m (14'9" x 13'5") Pendant light point, UPVC double glazed sash window to front aspect, radiator with thermostat control, telephone point, TV point, door to:

EN-SUITE - 1.96m x 1.5m (6'5" x 4'11") Inset spotlights, UPVC obscure-glazed window. Comprising corner shower cubicle with sliding doors, low level WC with concealed cistern, vanity unit with ceramic bowl sink and mixer tap over, heated towel rail, shaver socket, decorative tiled floor, tiled walls.

BEDROOM TWO - 4.17m x 3.1m (13'8" x 10'2") Maximum measurements. Coved ceiling with pendant light point, UPVC double glazed sash window to front aspect, radiator with thermostat control.

BEDROOM THREE - 2.44m x 2.21m (8'0" x 7'3") Coved ceiling with light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM/WC Inset spotlights, extractor fan, UPVC obscure-glazed sash window. Comprising panelled bath with mixer tap and shower over, vanity unit with ceramic bowl sink and mixer tap over, close-coupled WC, decorative tiled flooring, tiled walls, shaver socket, heated towel rail, over stairs storage cupboard.

OUTSIDE The rear garden is accessed from the sitting room onto a patio with raised timber seating and a Summer House & Sauna. The remainder of the garden is laid to lawn enclosed by timber fence with gated side access. The rear of the garage can be accessed from the garden. At the front of the property is a low maintenance garden laid to stone chippings.

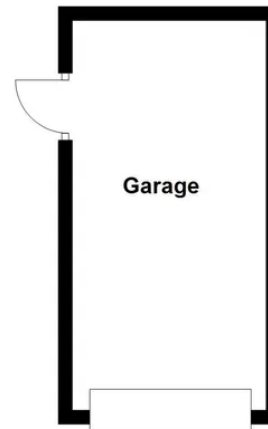
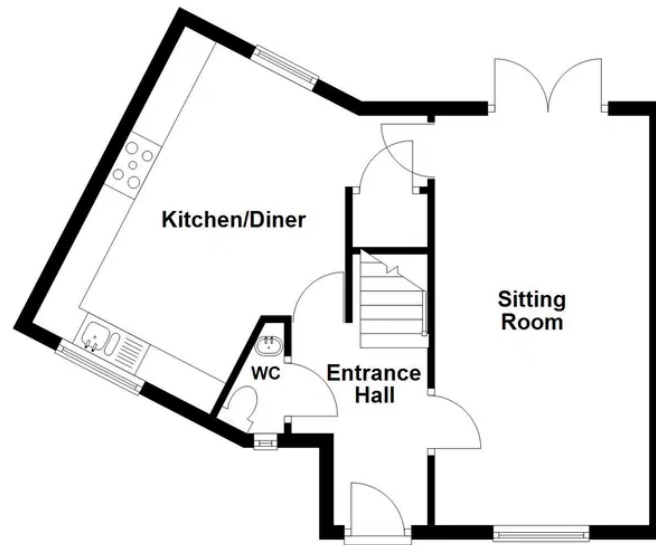
DETACHED GARAGE - 5.44m x 2.74m (17'10" x 9'0") Up-and-over door, UPVC double glazed window to the rear, light and power connected, eaves storage, uPVC double glazed personal door opening into the garden.

USEFUL INFORMATION

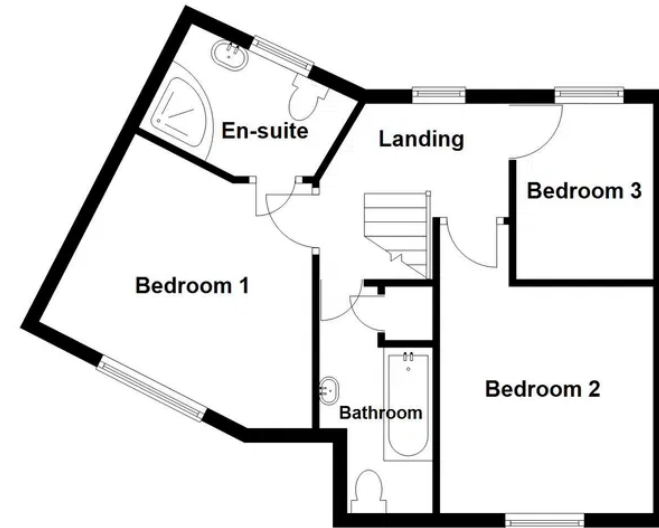
Tenure - Freehold * Age - 2009
 Heating - Gas central heating * Drainage - Mains
 Windows - Double glazed * Council Tax - Tax band C
 EPC Rating - C/77 potential - B/90
 Broadband - To be confirmed
 Mobile - To be confirmed



Ground Floor



First Floor



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