



## Haywain close | Torquay | TQ2 7SG

Occupying a cul-de-sac position in the popular area of Shiphay and convenient for Torbay hospital, the Devon link road and local shops is this spacious detached house. The accommodation consists of four double bedrooms, two bathrooms, lounge and kitchen/diner. There is a garage, off road parking, front and rear gardens. In need of some updating and offered for sale with no onward chain.

Asking Price Of £299,950

- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- GARAGE AND PARKING
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

ENTRANCE LOBBY

Double glazed door and windows to side. Tiled flooring. Inset ceiling spotlights. Stairs up to first floor and stairs down to ground floor.

FIRST FLOOR HALLWAY

Access hatch to loft space Storage cupboard with slatted shelving. Doors to:-

LOUNGE 5.28m x 3.6m (17'3" x 11'9")

Double glazed windows to front and side. Wall mounted electric fire. Radiator. Glazed double doors to:-KITCHEN/DINER 6.23m max x 3.06m (20'5" max x 10'0") Fitted with a matching range of wall and base mounted units and drawers with roll edged work surface over. 1.5 bowl stainless steel sink unit with mixer tap. Breakfast bar. Gas cooker point with concealed cooker hood above. Space for fridge/freezer. Double glazed windows to front and side. Double glazed door to side. Two radiators. Tiled flooring. Inset ceiling spotlights.

BEDROOM ONE 3.86m x 3.57m (12'7" x 11'8")

Double glazed window to rear. Fitted wardrobes, drawers and dressing table. Radiator.

BEDROOM TWO 3.06m x 2.93m (10'0" x 9'7")

Double glazed window to rear. Radiator.

SHOWER ROOM

Fitted with a modern matching three piece white suite comprising of shower cubicle with mains shower, low level WC and corner wash hand basin with mixer tap set into vanity unit with cupboard below. Double glazed window to side. Inset ceiling spotlights, extractor fan, radiator. Tiled walls and flooring.

GROUND FLOOR HALLWAY

Tiled flooring. Doors to:-BEDROOM TWO 3.86m x 3.56m (12'7" x 11'8") Double glazed window to rear. Laminate flooring. Radiator.

BEDROOM FOUR 3.07m x 2.93m (10'0" x 9'7")

Double glazed window to rear. Laminate flooring. Radiator.

BATHROOM

Fitted with a modern matching three piece white suite comprising of panelled bath with mixer tap and shower attachment, low level WC with concealed cistern and wash hand basin set into vanity unit with cupboards below and above. Double glazed window to side. Radiator. Tiled walls and flooring.

OUTSIDE

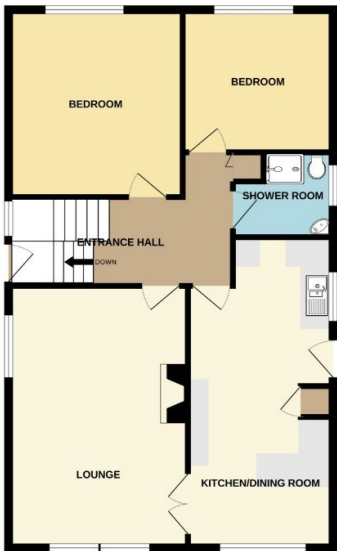
To the front there is a driveway allowing off road parking for several cars leading down to the garage. This has been converted into a utility and storage room with a double glazed window to the rear, courtesy door to the garden, plumbing, power and lighting. Single bowl stainless steel sink unit with mixer tap and a range of base mounted units with work surface over and also housing the central heating boiler. The front garden is inset with shrubs for ease of maintenance. A path leads around the side of the property to the rear garden which is mainly laid to lawn with a paved patio.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.

GROUND FLOOR  
31.1 sq.m. (335 sq.ft.) approx.



1ST FLOOR  
73.0 sq.m. (785 sq.ft.) approx.



TOTAL FLOOR AREA: 104.1 sq.m. (1120 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with 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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