



8 Darwin Court, Darwin Crescent, Torquay, TQ2 7FN

Asking Price Of £167,000

A well presented and spacious top floor apartment located within the popular Willows estate and convenient for access to local shops, schools and bus routes. The accommodation comprises two bedrooms, a lounge / diner, kitchen and bathroom. The property also benefits from off road parking and enjoys some superb green countryside views along with views over the rest of the Willows. This property is offered for sale with no onward chain!

- TOP FLOOR FLAT
- 2 BEDROOMS
- OFF ROAD PARKING
- POPULAR LOCATION
- WELL PRESENTED
- CHAIN FREE!



### Communal entrance.

Secure double glazed UPVC door to front entrance with security entry system. Carpeted stairs to all floors. Carpeted hallway entrance door to apartment.

### Entrance porch.

Door to front entrance. Carpeted flooring and storage space for coats and shoes perhaps. Door leading into:-

### Hallway

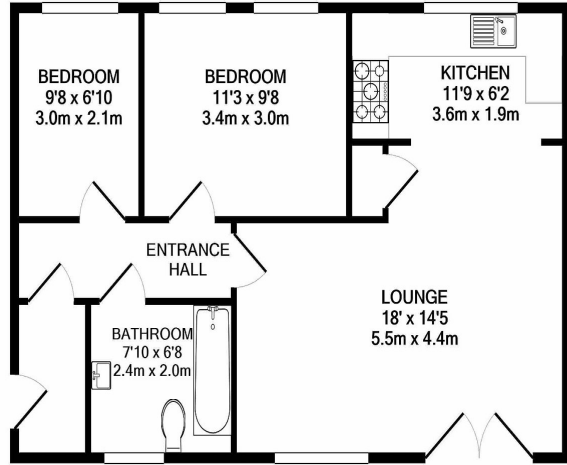
Carpeted flooring. Consumer unit and security entry system. Radiator. Doors to:-

### Lounge/ diner. 5.46 x 4.39 max

A bright and spacious living space with a double glazed sash window to the front aspect along with double glazed French doors leading to a Juliet balcony enjoying views over the rest of the Willows. Carpeted flooring. Radiator. Built in storage cupboard providing handy shelved storage space. TV point. Opening to:-

### Kitchen. 3.55 x 1.80 max

Fitted with a modern, matching set of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one bowl stainless steel sink unit with mixer tap. Fitted electric oven and fitted gas hob with a fitted cooker hood above. Space for a fridge / freezer and space and plumbing for a washing machine. Cupboard housing gas boiler. Double glazed window to the rear aspect enjoying a charming green view. Wood effect hard flooring and LED fitted ceiling down lights.



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### Bedroom 1. 3.44 x 2.96 max

A good size double bedroom with two double glazed windows to the rear aspect enjoying a view of the greenery and trees at the rear of the complex. Carpeted flooring. Radiator. TV point.

### Bedroom 2. 2.95 x 2.10 max

A fair size bedroom with a double glazed window to the rear aspect with a green foliage outlook. Access hatch to loft space. Radiator.

### Bathroom.

Fitted with a matching three piece white comprising a pedestal hand wash with mixer tap, push button WC and a panel fronted bath with electric shower above. Tiled effect hard flooring. Frosted double glazed window to the front aspect. Extractor and shaver point. Radiator.

### Outside.

To the front of the property is a block paved communal driveway leading into the communal parking for the complex including a parking space for this property. Within the car park is a border planted with mature shrubbery. To the rear of the complex is a communal bin store and communal bike store.

### Material information

Leasehold with 985 years remaining  
Service charge - £1,774.00

*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.*

## Address

FLAT 3, 7 ST EFRIDES, TORQUAY, TQ2 5SG

## Tenure

LEASEHOLD

## Council Tax Band

A

## Contact Details

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