



Explorer Walk | Torquay | TQ2 7GY

Guide Price Of £300,000 to £310,000

A 3 bedroom semi detached property with driveway and garage located in the popular area of the Willows. This beautifully presented property benefits from garage and parking which is accessed via the back of the property. Inside is a spacious hallway leading to a good size lounge and well presented kitchen/diner. Upstairs the principal bedroom is a generous double with ensuite, a second double bedroom and a third single bedroom. The rear garden is easy to maintain with a neat patio. Gate out to garage/parking.

- BEAUTIFULLY PRESENTED
- 3 BEDS
- GARAGE/PARKING
- KITCHEN/DINER
- POPULAR LOCATION
- LOW MAINTENANCE GARDEN

## Entrance Hall

Stairs to first floor, Radiator.

## Lounge - 3.1m x 5.7m (10'2" x 18'8")

Double glazed window to front, radiator underneath. French doors onto back garden.

Radiator, Electric fire with surround.

## Cloakroom

Close coupled w/c with push button.

Pedestal hand basin. Window with radiator below.

## Kitchen/Diner - 2.7m x 4.8m (8'10" x 15'8")

Fitted with a range of wall and floor, mounted kitchen units comprising cupboard and drawers. Includes a built in oven, washing machine, dishwasher and integral fridge freezer. Space for dining table and chairs. There is a window over sink unit, window looking out to the back garden. Radiator. Under stairs cupboard combi boiler housed in cupboard. T.V on wall.

## First floor landing

Double glazed window, radiator.

## Bed 2 - 3.1m x 2.9m (10'2" x 9'6")

Wardrobes, Double glazed window, Radiator.

## Bed 1

Double glazed window, wardrobes, Radiator also an ensuite with toilet, shower and basin.

## Bed 3 - 2.1m x 2.4m (6'10" x 7'10")

Double glazed window, radiator.

## Bathroom

Window storage cupboard, radiator, bath, overhead shower, toilet and Pedestal sink.

## Garden

Garden with gate leading to garage.

### Address

Explorer Walk, Torquay, TQ2 7GY

### Tenure

Freehold

### Council Tax Band

C

### EPC Rating

TBC

### Contact Details

117 Union Street

Torquay

Torbay

TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

[enquiries@taylorsestates.co.uk](mailto:enquiries@taylorsestates.co.uk)

01803 201904

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.