



40 HAYWAIN CLOSE, TORQUAY, TQ2 7SG

Pincombe's  
estate agents



**AN EXTENDED DETACHED HOUSE IN A CUL-DE-SAC LOCATION ENJOYING VIEWS TO FIELDS IN THE DISTANCE - VIEWING RECOMMENDED**

**We are delighted to bring to market this well presented and deceptively spacious detached house tucked away in a quiet cul-de-sac on the Shiphay/Edginswell border. The home enjoys easy access to a wide range of amenities including local shops in Shiphay and Cadewell, schools, Torbay Hospital, and various parks all within a few minutes' drive away. The South Devon Expressway is situated approximately one mile distant, ideal for commuting and travelling to Newton Abbot with its mainline train station, Exeter International airport, and the M5 motorway to Bristol and the North.**

**The property has been extended to provide ample, family size accommodation with a total floor area of 1356.25 sq.ft (126 sq.m) comprising: ENTRANCE LEVEL - Hallway, Living Room with views to Dartmoor, Dining Room, Fitted Kitchen, Utility/Laundry Room, Cloakroom GROUND FLOOR – 3 Double Bedrooms including an 'L' shaped Master Bedroom and 2nd Bedroom opening directly onto the garden, and a family Bathroom.**

**Outside, there is a driveway and garden to the front (with planning passed for the creation of a car port) and to the rear, a level mainly lawned garden which enjoys a pleasant outlook over the area and out towards fields.**

**The Accommodation Comprises:**

**ENTRANCE LEVEL** Wooden door with obscure glazed panels into:

**HALLWAY** Coved ceiling. Inset spotlights.

**CLOAKROOM** Combination vanity unit in gloss white with inset wash basin, adjoining low level W.C. and storage. Matching wall mounted double cupboard. Coved ceiling. Inset spotlights. Radiator. UPVC obscure glazed window to side.

**UTILITY ROOM** 10' 0" x 5' 1" (3.067m x 1.565m) Worksurface with plumbing and space for washing machine and space for tumble dryer beneath. Range of built-in shelving. Shaker style eye level cupboards. Space for chest freezer. Viessmann Eco boiler. Tall larder unit with shelving.

**LIVING ROOM** 18' 5" x 10' 5" (5.628m x 3.186m) A dual aspect room with UPVC double glazed window to side enjoying views over the area towards Dartmoor in the distance and UPVC double glazed window to front overlooking the garden. Wooden mantel fireplace surround on raised hearth with matching inset and gas fire. T.V. aerial point. Coved ceiling.

**DINING ROOM** 16' 4" x 10' 4" (4.98m x 3.15m) max UPVC double glazed window to rear overlooking the garden and beyond to fields in the distance. Coved ceiling. Dado rail. Telephone point.



**KITCHEN 10' 4" x 9' 2" (3.173m x 2.806m)** Worksurfaces with inset Lamona sink and drainer unit, worksurface extending to one side with storage beneath. Range of modern Shaker style units and matching eye-level cupboards, incorporating a built-in wine rack. Space for fridge/freezer. Inset spotlights. Built-in Lamona gas hob and electric oven beneath, with glass splashback and stainless-steel extractor hood above. Integrated microwave. Space and plumbing for dishwasher. UPVC double glazed window overlooking the rear garden and out towards fields. UPVC door to side with steps to garden.

FROM THE DINING ROOM, STAIRS LEAD DOWN TO:

**GROUND FLOOR** UPVC double glazed window to side.

**HALLWAY** Understairs storage area with hanging rail.

**MASTER BEDROOM 17' 2" x 11' 7" max (5.234m x 3.548) max** Full UPVC floor-to-ceiling double glazed window to rear, overlooking the garden. Velux window. UPVC obscure glazed high-level window to front. Wall mounted wash basin with light over. Radiator. T.V. aerial point. Inset spotlights.

**BEDROOM 2 16' 10" x 9' 5" (5.15m x 2.894m)** A light, dual aspect room opening directly onto the rear garden. UPVC double glazed window to rear. UPVC obscure glazed high-level window to side. 2 x UPVC doors opening out onto the rear garden. Inset spotlights. Radiator. T.V. aerial point.



**BEDROOM 3** 13' 1" x 8' 0" (4m to front of built in wardrobes x 2.439m) UPVC double glazed window to rear overlooking the rear garden and beyond to fields in the distance. Range of built-in wardrobes along one wall providing ample storage space with hanging rail and slide out shelving units. Radiator.



**BATHROOM** Corner bath with central tap and tiled surrounds. Wall mounted wash basin with tiled splashback. Separate shower cubicle with shower and sliding doors. Back to wall W.C. Heated towel rail/radiator. Extractor fan.



**OUTSIDE** The property is approached at the front by a **DRIVEWAY** and adjoining garden – **NOTE Planning permission has been passed to form a car port here, if required.**

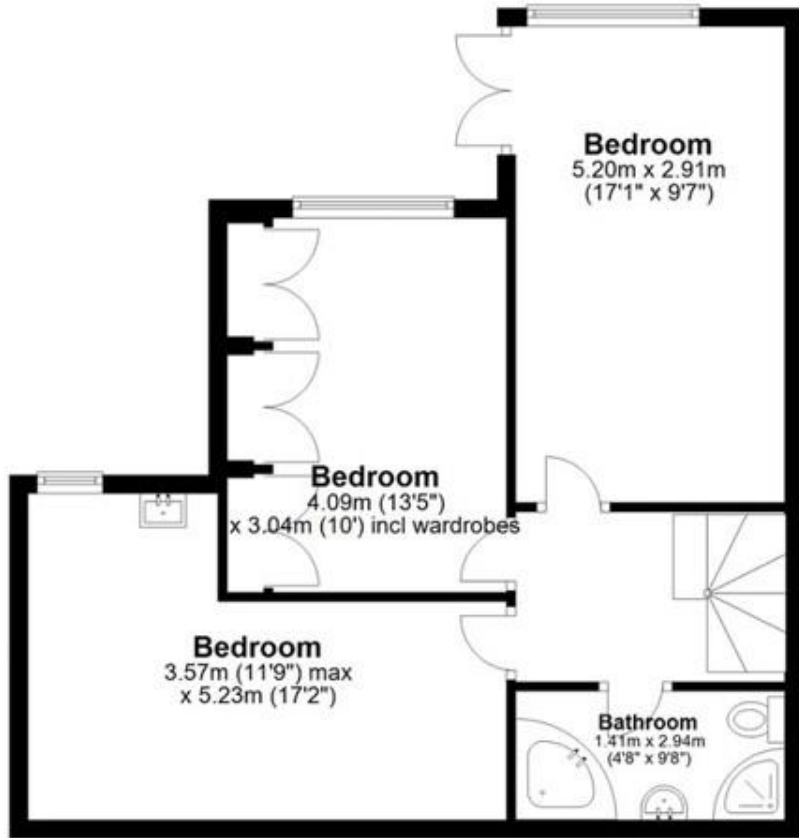
There is access to the rear garden on either side of the property, to one side there is a paved area with space for seating and steps down to the rear garden. To the other side, there are raised borders and a paved area for bin storage.

The rear garden is level and mainly laid to lawn with a paved patio and **DECKED TERRACE**, ideal for sitting out. The garden is enclosed by fencing and enjoys a lovely outlook over the area and out towards fields.

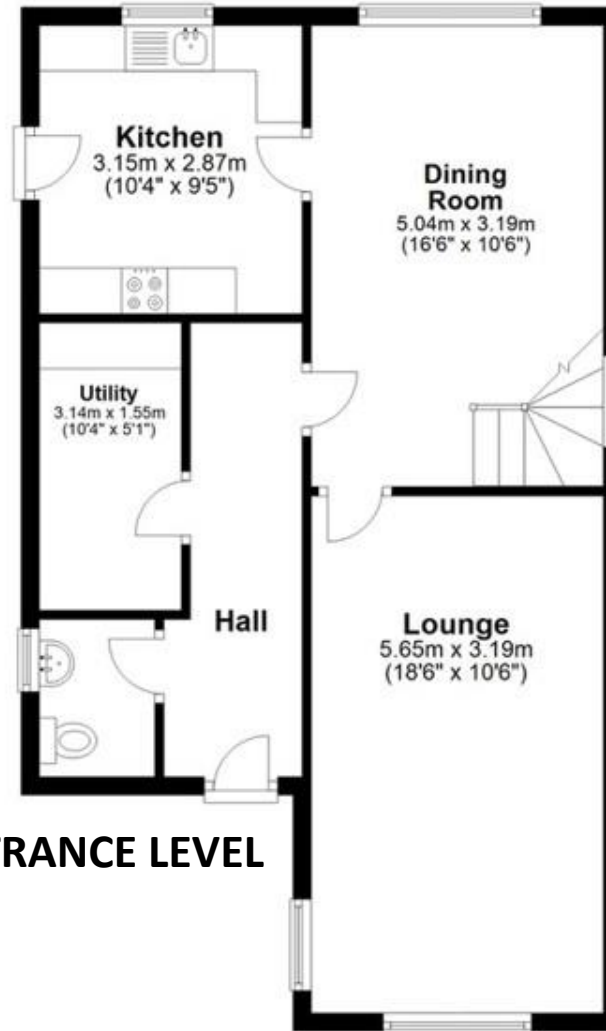


#### **ADDITIONAL INFORMATION**

Tenure – Freehold  
Council Tax – Band D



**GROUND FLOOR**



**ENTRANCE LEVEL**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 