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LUKE BOON

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exp UK
Personal Estate Agent



4 BEDROOMS



2 RECEPTION ROOM



3 BATHROOM



1728 SQ.FT



FREEHOLD

MONTSERRAT RISE TORQUAY TQ2 7GP

GUIDE PRICE £475,000 - £500,000

Exquisite four bedroom, three bathroom home with private south facing garden. Quiet cul-de-sac location, ample off road parking, garage & panoramic views over Torbay.



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Montserrat Rise is a quiet cul-de-sac located on the edge of the 'The Willows' estate with its local shops and facilities at Wren Retail Park. Located within close proximity to both Grammar schools, Torbay Hospital and the ring road which connects to Newton Abbot, Exeter and beyond.

You enter the property into a L shaped hallway which leads through to three bedrooms, the family bathroom, lounge and kitchen/breakfast room. There is a handy storage cupboard and a door leading up to the main bedroom suite. The hallway is superbly presented with an engineered oak floor and under floor heating which runs through the whole of the downstairs.

Located at the rear of the property is the lounge, which has a window and French doors opening out onto the south facing garden. The lounge is a wonderful size, with a feature decorative wall and a continuation of the engineered oak flooring.

The kitchen/breakfast room is located at the front of the property and has a large window to the front elevation. There is a door with obscured glass leading out to the driveway. The kitchen is fully fitted with a range of wall and base mounted units and a quartz work surface. There is a range of integral appliances, including a double oven, five ring induction hob with an extraction fan over and a dishwasher. The kitchen has a one and a half bowl, sink drainer unit with a macerator and a free standing island with a solid wood work surface.

Both bedrooms two and three are an excellent size, with bedroom two having the benefit of an en-suite shower room. Bedroom three is used as a home office and has superb views over Torbay. The dining room has a window to the rear elevation and could be used as a fourth bedroom if required.

The family bathroom has a panelled bath with a shower overhead, a low level w/c, hand wash basin and a heated towel rail.

There is an obscured window to the front elevation and tiled walls and splash backs.

Upstairs, the loft has been converted to create the main bedroom suite. The suite comprises a bedroom area, en-suite shower room and a dressing room. There is a large airing cupboard housing the hot water tank.

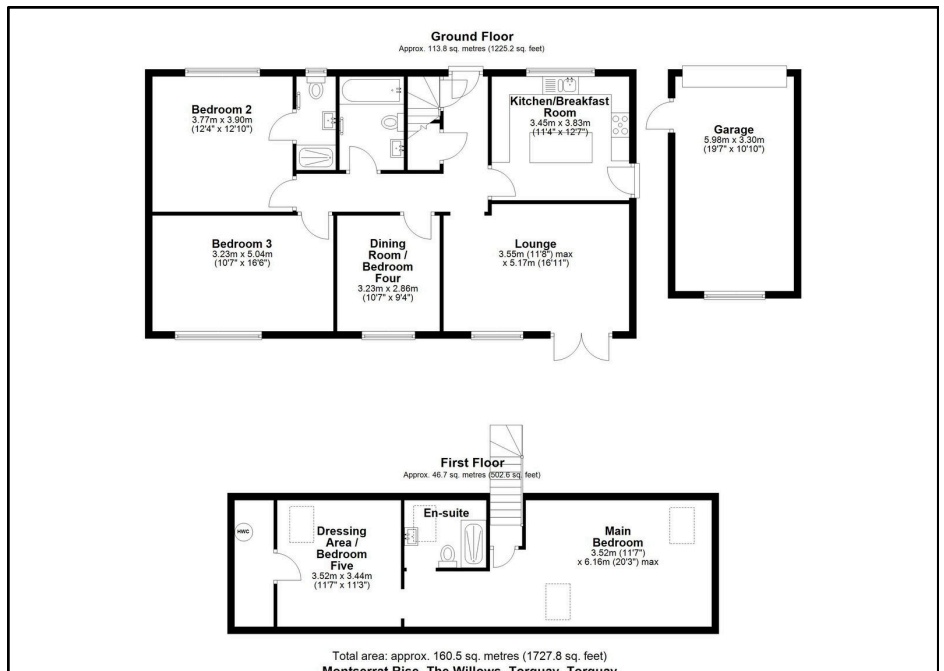
The bedroom area is superbly presented, with sky lights to the front and rear elevation. The en-suite has a low level w/c, hand wash basin and a walk in shower, with LVT flooring, extraction fan and a sky light to the front elevation. The dressing room could be split to create a fifth bedroom if required and has a skylight to the front elevation.

This detached family home is presented to a fabulous standard throughout and offers tremendous living space and flexibility. The property has owned solar panels and a heat pump, which makes the property extremely economical. The addition of the main bedroom suite is a huge benefit to the property.

The property has a private south facing garden which its accessed via the lounge. The garden has a large composite deck, which leads to a flat area to the side of the property. There is a gate leading out to the driveway and the garage.

The driveway has parking for three vehicles and a large single garage. The garage has an electric up and over door, with power, water and lighting. There is plumbing for a washing machine and a tumble dryer and a window to the rear elevation. There is an additional garden area opposite the front of the property. This area is mainly laid to lawn and is fenced.

Tenure - Freehold
 Services - Mains Water, Gas, Drainage, Electricity. Connected to Fibre Broadband
 EPC - A (107/108)
 Council Tax Band - D
 Renewables - Solar Panels & A Heat Pump



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		107	108
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?
 Please get in touch

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