



## Haywain Close, Torquay, TQ2 7SG

Here is a great opportunity to purchase a superb 3 bedroom detached reverse level house located in the Shiphay area of Torquay. The property makes a delightful family home and is within easy reach of local shops, Torbay Hospital, grammar schools plus the South Devon Express Way to Exeter and beyond. Boasting a modern kitchen, utility and cloakroom/WC, large lounge, spacious dining area, 3 double bedrooms and the bathroom to the lower ground floor, all with double glazing and central heating. There is off road parking plus enclosed level rear garden. The property is tucked away within a cul-de-sac and also enjoys some cross country views from the rear. No Chain! Viewing recommended.

Offers Over £320,000

- DETACHED
- 3 BEDROOMS
- CUL-DE-SAC
- 2 WC's
- VIEWS
- PARKING

## HALLWAY - 4.98m x 0.97m (16'4" x 3'2")

Contemporary solid wood effect front door. Space for casual table, coats etc.

## CLOAK ROOM

Vanity unit with wash hand basin and close coupled WC. Store cupboard. Radiator. Double glazed window.

## UTILITY ROOM - 3.08m x 1.54m (10'1" x 5'0")

A useful utility/store room with fitted units and space for a tumble dryer and washing machine. Viessmann gas boiler. Access to loft with pull down ladder.

## DINING ROOM - 4.98m x 3.18m (16'4" x 10'5")

A spacious family room with kitchen off. There is ample space for a 6-8 seater table, plus there is a double glazed window overlooking the rear, enjoying distant country views. Dado rail. Radiator. Stairs to lower ground floor.

## KITCHEN - 3.16m x 2.8m (10'4" x 9'2")

Fitted with a range of modern matching wall and base units finished with white counter tops. Built in stainless steel oven and hob with stainless steel cooker hood over. Under cabinet lighting. Integrated microwave oven plus space and plumbing for a dishwasher and additional appliances. Double glazed window to rear with distant country views. Double glazed door to side access and garden.

## LOUNGE - 5.59m x 3.15m (18'4" x 10'4")

A large family lounge with dual aspect double glazed window and feature fireplace. Radiator. T.V point.

## LOWER GROUND FLOOR

### HALLWAY - 1.8m x 2.01m (5'10" x 6'7")

Under stairs store cupboard. Double glazed window.

### BEDROOM ONE - 5.15m x 2.9m (16'10" x 9'6")

A double room with double glazed French doors leading to the rear garden. Double glazed window. Radiator. T.V point.

### BEDROOM TWO - 3.99m x 2.44m (13'1" x 8'0")

Another double room with a range of modern fitted wardrobes with pull out shoe shelves and hanging rails to one wall. Radiator.

## Address

Haywain Close, Torquay, TQ2 7SG

## Tenure

'Freehold'

## EPC

'C'

## Contact Details

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## BEDROOM THREE - 3.81m x 5.22m (12'6" x 17'1")

Another double room with full height double glazed window to rear aspect. Velux skylight window. Wall hung wash hand basin. Radiator.

## BATHROOM

Fitted with a white suite comprising a corner bath, wall hung wash hand basin, corner shower cubicle with glazed doors and mains shower unit, plus close coupled WC. Ladder radiator/towel rail.

## FRONT

Neat lawn area with complimentary shrub bed. Side access to rear garden.

## PARKING

Space for one car. This may be possible to increase by using the lawn area (subject to planning permission and the usual consents).

## REAR

An enclosed level garden mainly lawn with corner sun deck. Access to either side of building.

## Material Information



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.