



11 Shetland Close, Torquay – TQ2 7BH

Guide Price **£330,000**





11 Shetland Close

Torquay, Torquay

Immaculate 3 bed detached home in The Willows with modern kitchen/diner, utility, en suite, garage, driveway & low-maintenance garden. Ideally located near Torbay Hospital and both Grammar schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Immaculate and beautifully maintained three bedroom detached home
- Spacious bay fronted sitting room
- Modern kitchen/diner ideal for family living and entertaining
- Separate utility room
- Downstairs cloakroom/WC
- Principal bedroom with en suite shower room and built in wardrobes
- Two further bedrooms
- Modern family bathroom
- Driveway parking and single garage
- Attractive low maintenance rear garden with landscaped features



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The Willows is a highly sought after residential area on the outskirts of Torquay, popular with families due to its excellent amenities and convenient access links. The property is ideally positioned close to Torbay Hospital, as well as local schools including the areas grammar schools. Nearby shopping facilities, supermarkets, and transport connections further enhance the convenience of this desirable location.

Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

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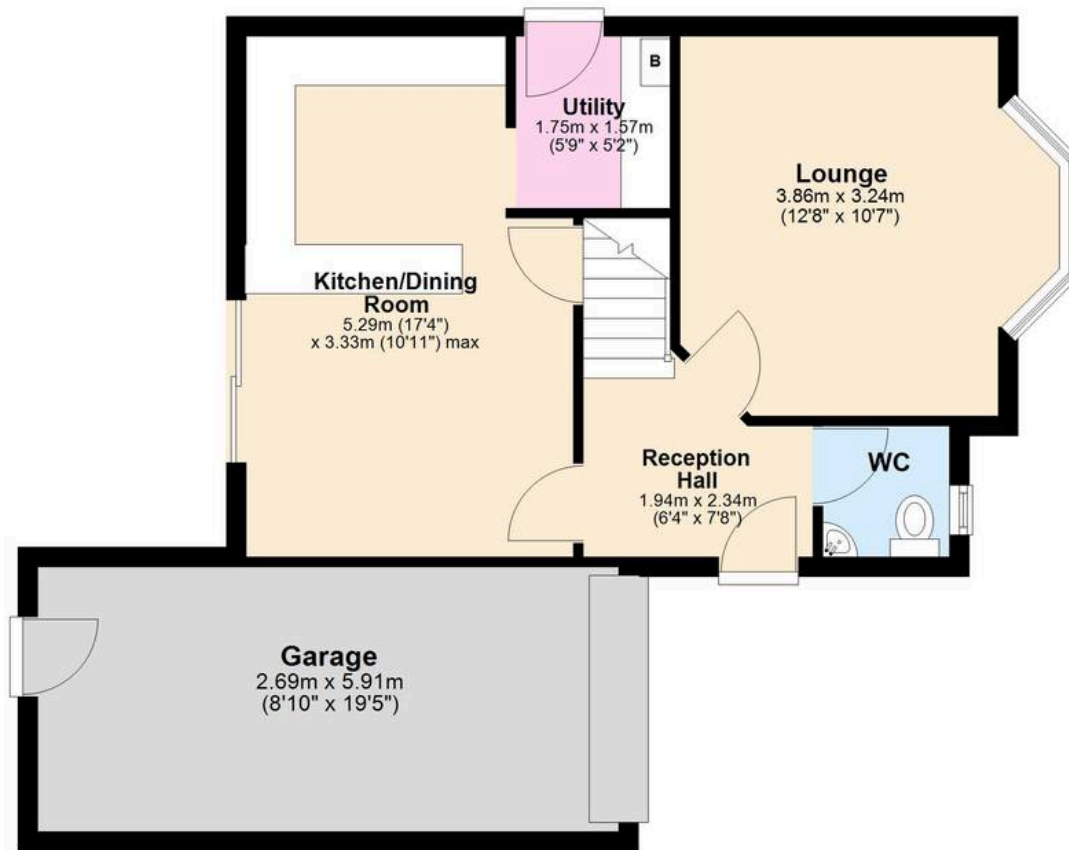
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Ground Floor

Approx. 56.4 sq. metres (607.4 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 96.4 sq. metres (1038.0 sq. feet)