

CHRISTOPHER SCALES

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Nightingale Close | The Willows | Torquay

£267,500

To arrange a viewing, when calling please quote CS1097. In a cul de sac position in the sought after Willows area of Torquay, the property offers a well presented semi detached home on a good sized plot. There is planning permission to extend to the side and create a fourth bedroom, ground floor shower room and a utility.

The Willows is a popular and sought-after area with excellent local facilities and amenities. These include a primary school, nearby doctors surgery and dentist surgery, Torbay Hospital, the Wren retail park for Sainsbury's, Marks & Spencer, Next, Home Bargains and Boots. The Willows is also well placed for transport links for the remainder of Torbay, and the A380 for Exeter M5 and beyond.

Approached from the road a driveway provides off road parking and leads to the detached single garage. Once inside, an entrance hallway with cloakroom/WC leads to the ground floor accommodation which comprises a spacious sitting/dining room with doors opening on to the level rear garden and a modern integrated kitchen. On the first floor the landing leads to three bedrooms (two doubles & one single) and a bathroom/WC. Outside is a level and enclosed garden with direct access onto Nightingale Park, offering a low maintenance space with a gated side access. An internal inspection is highly recommended in order to appreciate this superb family home and the potential to enhance the accommodation.

The accommodation comprises, Canopied entrance with light point and composite door to:

ENTRANCE HALL - 2.03m x 1.96m plus stair recess (6'8" x 6'5") Coved and textured ceiling with pendant light point, smoke detector, stairs with handrail to first floor, UPVC obscured glazed window, radiator, door to:

SITTING/DINING ROOM - 4.75m x 4.27m (15'7" x 14'0") Maximum measurements. Coved and textured ceiling with light points, UPVC double glazed window to front aspect, radiators, UPVC double glazed sliding doors opening onto the rear garden, under stairs storage cupboard, TV connection point.

KITCHEN - 2.64m x 2.46m (8'8" x 8'1") Directional spotlights, UPVC double glazed window to rear aspect, heated towel rail. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, eye level cabinets, built-in electric oven, built-in microwave, integral dishwasher, integral fridge freezer, spacing and plumbing for washing machine.





CLOAKROOM - 2.03m x 0.43m (6'8" x 1'5") Light point, wall-mounted boiler, consumer unit, close-coupled WC and wall-mounted wash hand basin.

FIRST FLOOR LANDING Textured ceiling with pendant light point, smoke detector, UPVC double glazed window to front aspect, doors to:

BEDROOM ONE - 3.45m x 2.59m (11'4" x 8'6") Textured ceiling with light point, UPVC double glazed window to rear aspect, radiator, built in wardrobe with sliding door.

BEDROOM TWO - 3.43m x 2.69m (11'3" x 8'10") Maximum measurements. Textured ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator.

BEDROOM THREE - 2.21m x 1.96m (7'3" x 6'5") Textured ceiling with pendant light point, UPVC double glazed window to front aspect, radiator.

BATHROOM/WC Textured ceiling with light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower over and glazed screen, vanity unit with inset wash hand basin, WC, heated towel rail, part tiled walls, storage cupboard with slatted shelf and radiator.

OUTSIDE FRONT- At the front of the property is a lawned garden with paved pathway leading to the front door. To the side is a tarmac driveway with off-road parking for 2/3 vehicles and leading to a detached single garage. **REAR** - To the rear of the property is a level garden accessed from the sitting room onto a large paved area enclosed by timber fence, which then continues to a gated side access and a further gravelled space behind the garage. Outside tap, outside power, outside light and a gate to the rear opening on to Nightingale Park.

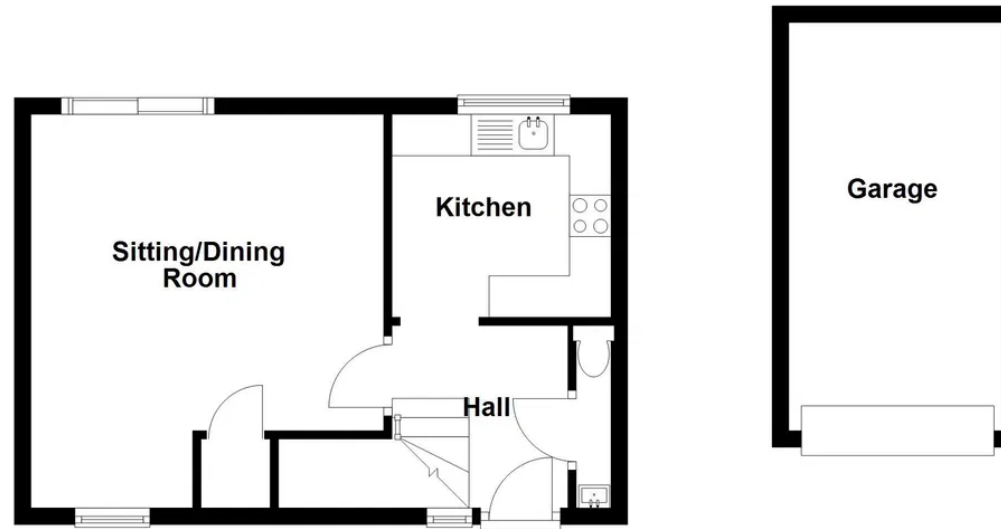
DETACHED GARAGE - 4.93m x 2.59m (16'2" x 8'6") Electric roller door, strip-light, power points, eaves storage.

USEFUL INFORMATION

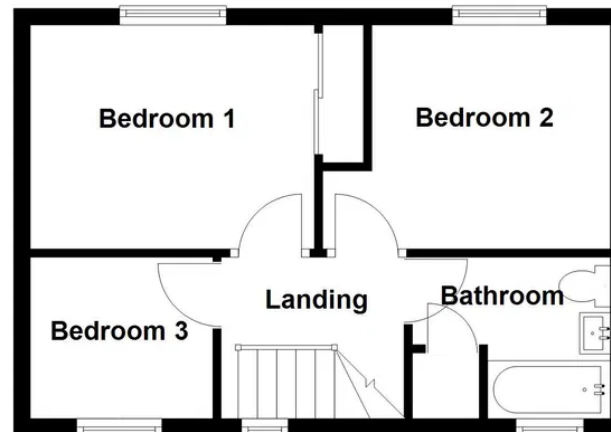
Tenure - Freehold
Age - 1994
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band C
EPC Rating - C/71 potential - B/87
Broadband - To be confirmed
Mobile - To be confirmed



Ground Floor



First Floor



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