



A Spacious And Beautifully Presented Four Bedroom Detached Family Home Located In The Highly Sought After Area Of The Willows, Enjoying Open Outlooks And Sea Peeps Towards Brixham. Offering Generous Living Accommodation, A Modern Kitchen/Breakfast Room, Two Reception Rooms, Larger Than Average Southerly Facing Rear Garden And Integral Garage With Utility Area, This Property Is Ideally Positioned Close To Local Amenities And Excellent Transport Links.

6 Pitcairn Crescent | Torquay | TQ2 7GL





PROPERTY TYPE

Detached House



SIZE

1,475 sq ft
Inc Garage



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, South Facing
Garden



EPC RATING

C - 77



COUNCIL TAX BAND

E



in a nutshell...

- Sought After Area
- Four Double Bedrooms
- Principle Ensuite
- Lounge & Separate Dining Room
- Kitchen Breakfast Room
- South Facing Gardens
- Sea Peeps
- Garage & Off Road Parking
- Tenure - Freehold





the details...

Situated in the ever-popular residential area of The Willows, this spacious and beautifully presented four-bedroom detached family home enjoys open outlooks with delightful sea peeps towards Brixham. Occupying a sought-after position adjacent to open grassland and within easy reach of local amenities and the Newton Abbot/Exeter by-pass, the property offers generous and versatile accommodation throughout, complemented by a larger-than-average enclosed rear garden with a sunny southerly aspect.

A covered storm porch opens into a welcoming and spacious reception hallway, complete with under-stairs storage and a convenient downstairs cloakroom/WC. The ground floor offers excellent living space with a bright and comfortable lounge featuring a Minster-style fireplace with living flame gas fire, flowing through double doors into a separate dining room enjoying superb open views to the rear.

The modern fitted kitchen/breakfast room is well-equipped with quality shaker-style units and integrated appliances including a double oven, gas hob with extractor, fridge, freezer and dishwasher. There is ample space for a breakfast table, and French doors open directly onto the rear decking - perfect for entertaining while enjoying the open outlook and distant sea views. An integral door provides access to the single garage, which incorporates a useful utility area.

Upstairs, a spacious landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from a range of built-in furniture and a contemporary en suite shower room/WC. Two of the rear bedrooms enjoy elevated open views with sea peeps. A stylish modern wet room shower suite with walk-in shower, vanity storage and full-height tiling serves the remaining bedrooms.

Externally, the property continues to impress. To the front, a lawned garden with flower borders sits alongside a driveway providing off-road parking and access to the integral garage. The rear garden is a particular highlight - larger than neighbouring properties and enjoying a southerly aspect. A generous timber decked sun terrace leads from the kitchen/dining area, stepping down to further decking and patio seating areas, ideal for outdoor dining. The remainder of the garden is laid mainly to lawn with mature shrub and tree borders, along with useful shed storage and side access.



An internal inspection is highly recommended to fully appreciate the size, position, condition and outlook this superb family home has to offer.

Council Tax Band E (£2,859.80) - Torbay Borough Council

EPC - C

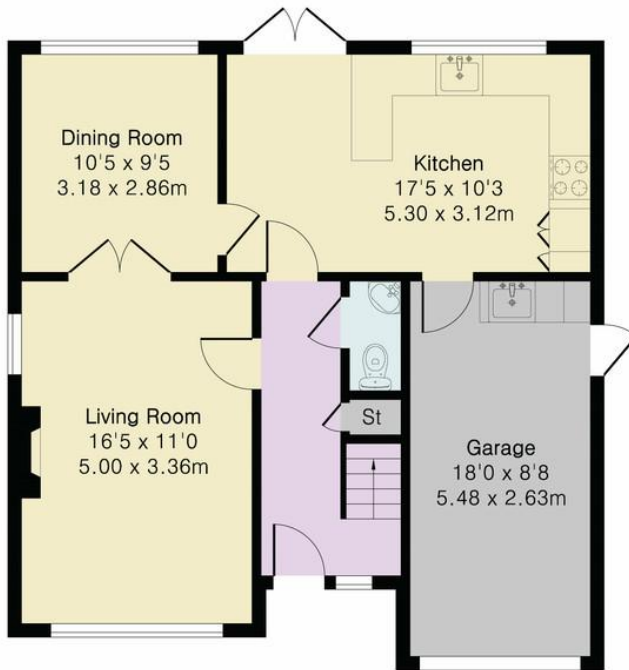


the floorplan...

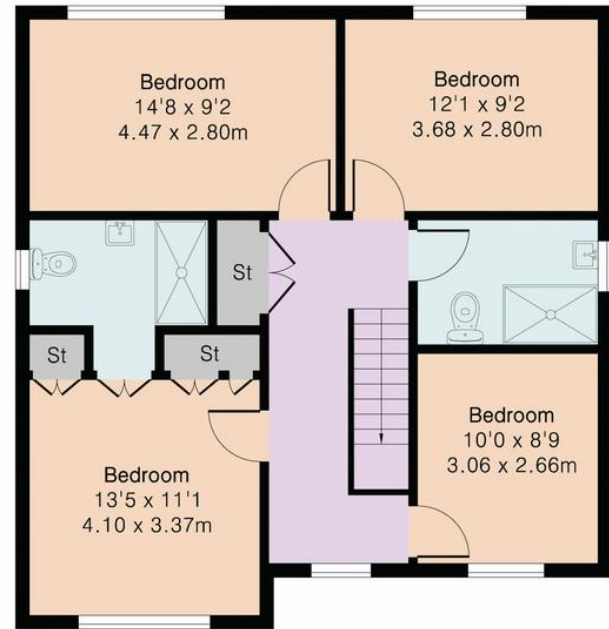
Approximate Gross Internal Area 1474 sq ft - 137 sq m (Including Garage)

Ground Floor Area 738 sq ft – 69 sq m

First Floor Area 736 sq ft – 68 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.









the location...

Travel

Leeward Lane

0.04 mi • Bus stop or station

Kingsley Square

0.10 mi • Bus stop or station

Torre Rail Station

1.40 mi • Train station

Exeter International Airport

17 mi • Airport

M5

13 mi • Motorway

Schools

The Lodestar Academy

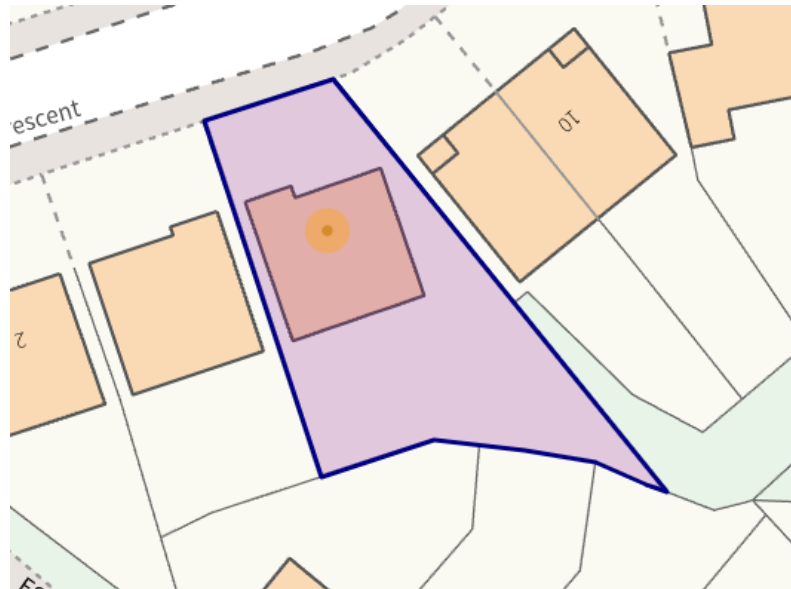
0.35mi •

Barton Hill Academy

0.39mi •

Watcombe Primary School

0.73mi •



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