



Nut Bush Lane, Torquay, TQ2 6SD

Taylor's now have the pleasure of offering this superb 3 bed detached dormer bungalow for sale, located in the highly desirable Cockington District of Torquay. Nut Bush lane is only a 15 minute walk to the historic Cockington Village with its beautiful thatched cottages, country walks and popular Drum Inn public house. The bungalow has been well cared for and is well presented having superb country views across Cockington Valley and beyond. Inside there is a large lounge/diner, modern kitchen with built in oven and hob, two double bedrooms and bathroom to the ground floor. A third double bedroom and ensuite WC to the first floor. Occupying a large plot, there is a wide frontage with ample parking plus a garage and to the rear is a gardeners delight having large lawned garden with new patio and mature planting. Viewing comes highly recommended.

Offers Over £450,000

- DETACHED DORMER BUNGALOW
- STUNNING COUNTRY VIEWS
- NEAR COCKINGTON VILLAGE
- LARGE PLOT
- LARGE DRIVE + GARAGE

Porch

Composite double glazed front door. Double glazed inner door to:-

Reception Hall

A spacious hallway with useful under stairs linen cupboard and second store cupboard. Large walk-in cupboard with shelving ideal for coats, shoes, ironing board etc.

Lounge Diner - 5.1m x 4.3m (16'8" x 14'1") narrowing to 3.3m max

A great room ideal for a family setting. There are excellent country views over Cockington Valley and the beautiful rear gardens. Double glazed patio doors open out on to a sunny patio area plus there is a double glazed window also to enjoy these stunning views. There is ample space for a 3 piece suite and a 6 seater table and chairs. Radiator. T.V point.

Kitchen - 3.3m x 2.6m (10'9" x 8'6")

A well appointed room fitted with a range of cream wall and base units with solid granite countertops. There is a recessed stainless steel sink unit with mixer tap plus Neff stainless steel gas hob with hood over and a double oven/grill. Also an integral dishwasher an integral fridge freezer, plus plumbing for washing machine. Tiled walls. Double glazed window with super country views. Double glazed door to rear garden.

Bedroom One - 4.4m x 4.2m (14'5" x 13'9")

A large double bedroom with double glazed bay window to the front. Range of built in wardrobes. Radiator. T.V point.

Bedroom Two - 3.6m x 3.3m (11'9" x 10'9")

Another double room with double glazed window to the front aspect. Radiator.

Bathroom

A modern white suite with bath and mains shower over. A style vanity unit houses a wash hand basin with chrome pillar tap and WC with concealed cistern. Double glazed window. Tiled walls. Shaver point. Tiled floor.



Stair To First Floor

Bedroom Three - 4.6m x 3m (15'1" x 9'10")

Again a double room with double glazed window which has wide reaching country views over Cockington Village. Radiator. Access to eaves storage. Recessed store area also accessible from stairwell.

Ensuite

A white suite with WC and wash hand basin. Ladder radiator.

Outside

To the front is a large resin driveway which will accommodate multiple cars with adjoining lawn and various shrub borders. Gate to side of property to rear garden. The rear garden is larger than average and offers a sunny aspect and spectacular country views across the valley to Marldon. There is a resin patio area with remote controlled sun awning for these hot summer days. There is a variety of mature shrubs and hedge rows with the bottom fenced off with green steel fence panels. Useful tool store. Courtesy door to garage.

Garage - 5m x 2.7m (16'4" x 8'10")

Remote controlled roller door. Power and Lighting. Worcester boiler. Gas and electric meters. Fuse box.

Address Nut Bush Lane,
Torquay, TQ2 6SD

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'C'

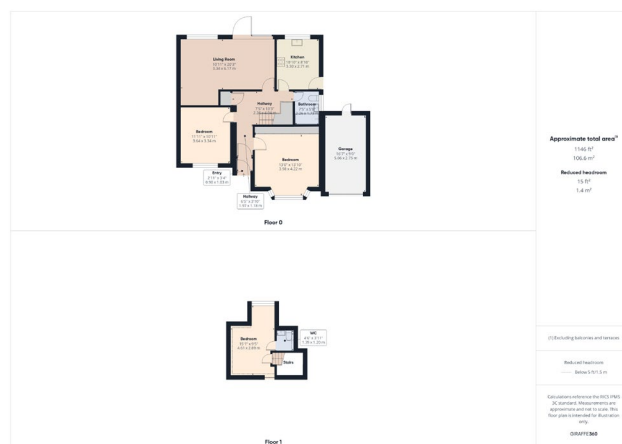
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Material Information



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.