



## The Willows, Torquay

- Smart Semi-Detached House
- 3 Bedrooms
- Modern Kitchen/Diner & Bathroom
- Front & Rear Gardens
- Gas Central Heating & Double Glazing
- Popular Location
- Garage & Driveway
- Viewings Recommended

Asking Price:

**£230,000**

Freehold

EPC RATING: D63

# 105 Heron Way, Torquay, TQ2 7SU- Draft

A modern semi-detached family home situated in a popular residential development on the outskirts of Torquay. The well-presented accommodation comprises three bedrooms, lounge, refitted kitchen/dining room with integrated appliances and a family bathroom. Gas central heating and double glazing are installed and outside there are easy to maintain gardens, driveway and garage. Internal viewings come highly recommended to appreciate the attributes of this property.

Located at the end of Heron Way within the popular 'Willows' residential area on the outskirts of Torquay, the property is a short walk away from the retail park with its national brands. Torquay town centre has a variety of shops, marina with restaurants, bistros and bars and a seafront with theatre and marine wildlife park. 'The Willows' is also convenient for the A380 linking Torbay with Exeter and the M5 beyond.

## Accommodation

The entrance has an open canopy porch and hallway with stairs to the first floor and gives access to the lounge with window to front and under stairs cupboard. An archway leads to the kitchen/dining room has been refitted with a modern range of wall and base units, single drainer sink unit and integrated appliances including oven, hob, microwave, fridge/freezer and dishwasher. From the dining area French doors lead out to the rear garden. Upstairs there are three bedrooms, master with fitted wardrobes and a modern bathroom/WC.

## Outside

To the front is a pathway to front door with lawned garden. The rear garden comprises a paved patio with small lawn. Railway sleeper retaining wall and steps lead to decked seating area.

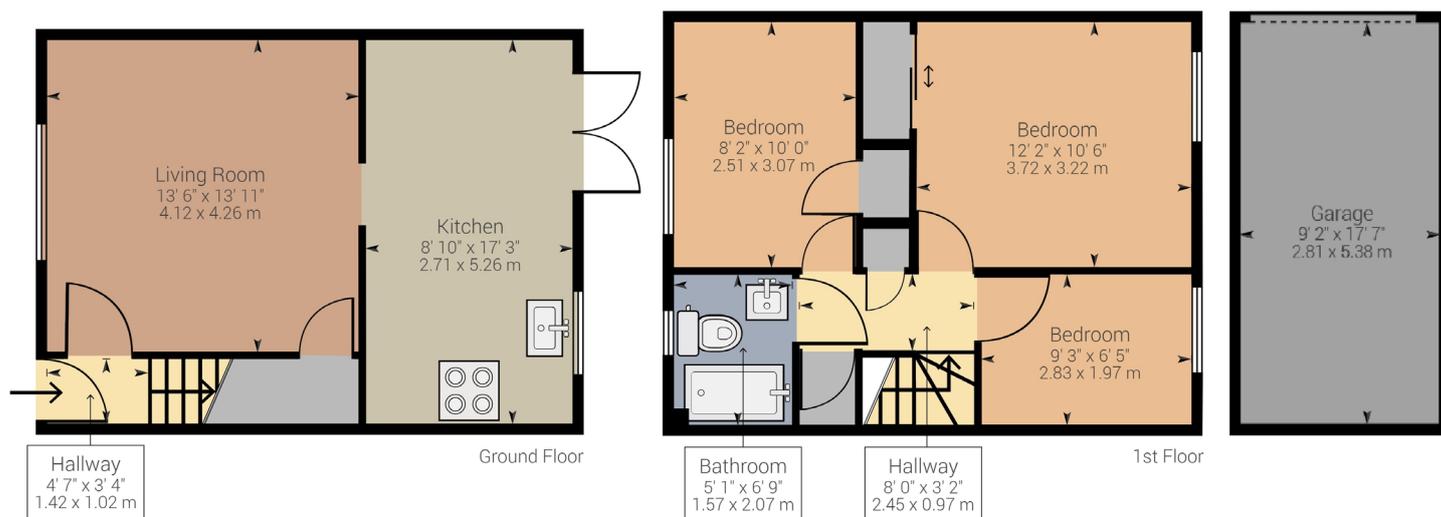
## Parking

Outside there is a driveway leading to a single garage.

## Agents Notes

Council Tax Band: Currently Band C

## Floor Plans - For Illustrative Purposes Only



Approximate net internal area: 754.16 ft<sup>2</sup> / 70.06 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

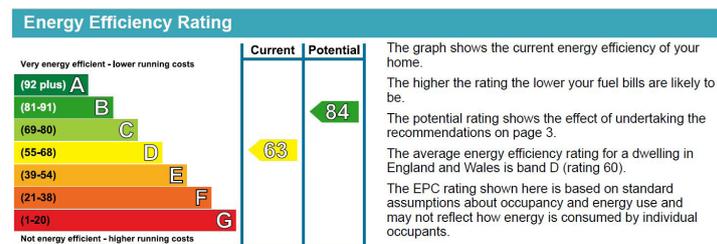
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## Directions

From Newton Abbot Penn Inn roundabout A380 take the Torquay exit. Follow the A380 and take the Torquay exit. Keep left along Riviera Way. Turn left for The Willows Retail Park. At the roundabout, take the first exit left into Centenary Way. At the end of the road, turn left into Heron Way and follow the road to the T-junction, turn left and the property can be found on the left at the end of the road.

## Energy Performance Certificate

Full report available on request



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.