



LYTE HILL LANE
TORQUAY TQ2 7GT



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A well presented three bedroom semi-detached modern house situated in a Cul-de-sac location in the Willows was constructed by Cavanna Homes in 2008 and is offered chain free. Located in the popular residential area of Evolve on the Willows Estate, Torquay. The spacious accommodation is ideal for families, investors or downsizers and comprises of three bedrooms, a good size family bathroom and downstairs cloakroom/WC. The property also offers good sized living areas with a spacious living room with double doors into a lovely light kitchen/diner with double patio doors leading to the enclosed level garden area which has been designed for ease of living and is low maintenance. The property also benefits from a garage and additional off road driveway parking to the front of the dwelling. This semi-detached home offers balanced accommodation and gardens and parking along with the convenient location near Wren Retail Park and good links to all main access routes in and out of Torquay, along with good schools and amenities nearby.

Entrance Hallway

Double glazed entrance door, Consumer unit, Wall mounted radiator, Smoke alarm, Glazed door leading to Living room, Stairs leading to first floor landing

Cloakroom

Double glazed window to front elevation, Low level WC, Wash hand basin, Wall mounted radiator

Living Room 13' 8" x 11' 8" (4.16m x 3.55m)

Double glazed window to front elevation, Double doors leading to Kitchen/Diner, Coving, Wall mounted radiator

Kitchen/Diner 14' 10" x 8' 11" (4.52m x 2.72m)

Double glazed double patio doors to rear garden area, Double glazed window overlooking garden, Matching wall and base units fitted with roll edge worktop over, Stainless steel one and half bowl sink with drainer and mixer tap, Gas hob with electric fan assisted oven under, Gas fired boiler, Under stairs cupboard with light, Space for fridge/freezer, Space for dishwasher, Space for washing machine, Wall mounted radiator

First Floor Landing

Airing cupboard with shelving, Smoke alarm,

Family Bathroom

Double glazed obscure window to rear elevation, Panelled bath with Mira electric shower fitted above, Low level WC, Wash hand basin, Electric shaver point, Wall mounted radiator, Extractor fan





H. Sower

Bedroom One 13' 2" x 8' 3" (4.01m x 2.51m)

Double glazed window to rear elevation, Wall mounted radiator

Bedroom Two 11' 9" x 8' 3" (3.58m x 2.51m)

Double glazed window to front elevation, Wall mounted radiator

Bedroom Three 8' 9" x 7' 3" (2.66m x 2.21m)

Double glazed window to front elevation, Wall mounted radiator, Loft access hatch

Outside

To front there is driveway parking and low maintenance bedding area with railings and a side access to the rear garden area. To rear a level garden area with astro turf laid for ease of maintenance, a gateway to the side access, Patio dining area, Outside tap and an outdoor electric point. Courtyard driveway near the property allowing access to garage which has up and over door and window to rear.





HSowen

General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Torbay Council

Council Tax:

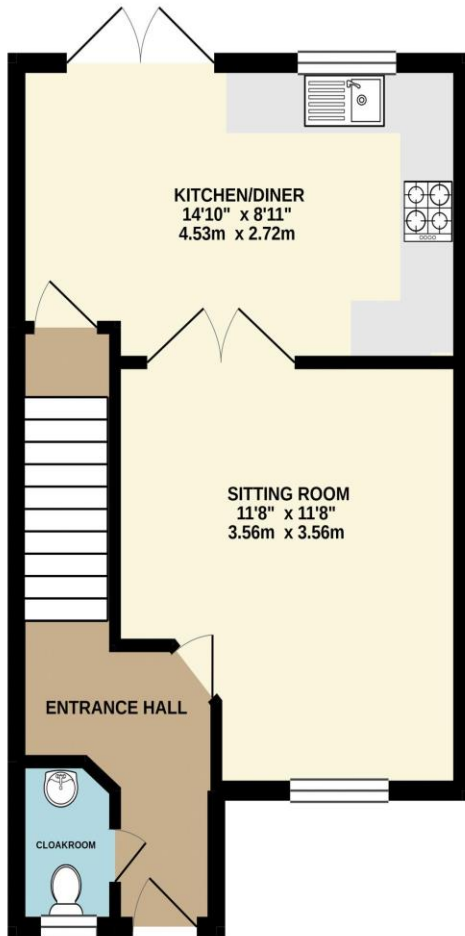
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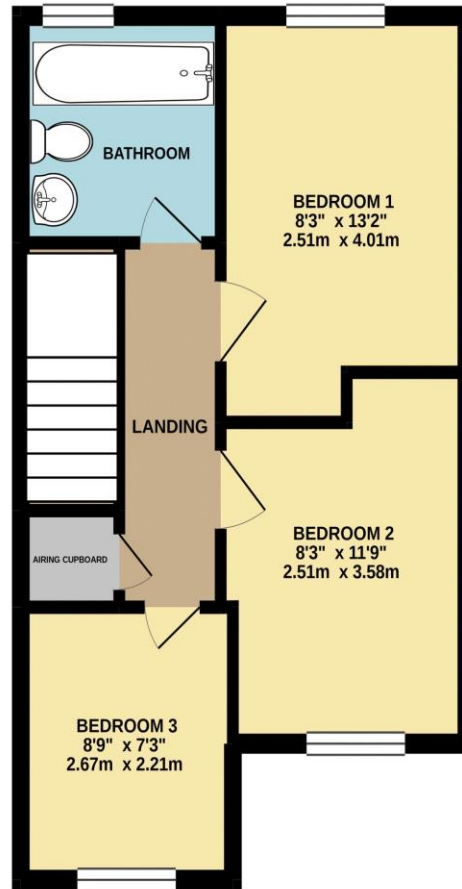


H S Owen

GROUND FLOOR
344 sq. ft. (32.0 sq. m.) approx.



1ST FLOOR
346 sq. ft. (32.1 sq. m.) approx.



TOTAL FLOOR AREA : 690 sq. ft. (64.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		88
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.