



89 HERON WAY
TORQUAY TQ2 7SU



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This recently renovated spacious 3 double bedroom detached house has accommodation briefly comprising entrance vestibule, sitting room, fitted kitchen/diner, separate utility room and cloakroom/w.c.

Entrance Porch

Double glazed door to front elevation. Electric fuse board. Door leading to Sitting Room.

Sitting Room 13' 5" x 14' 7" (4.09m x 4.44m)

Stairs leading to First floor level. Double glazed window to front elevation. Two wall mounted radiators. Fire alarm.

Kitchen/Diner 9' 0" x 14' 7" (2.74m x 4.44m)

Two double glazed windows to rear elevation. Under stairs storage cupboard. Matching wall and base units with roll edge worktop fitted above. Gas hob. Electric oven. Stainless steel sink with drainer and mixer tap.

Utility Room

Double glazed door to rear garden. Double glazed window to rear elevation. Base units with worktop. Stainless steel sink. Combi gas boiler. Integrated dishwasher. Space for washing machine. Door leading to Garage.

WC

Double glazed window to side elevation. Low level WC. Wash hand basin. Wall mounted radiator.

Bedroom One 12' 8" x 11' 2" (3.86m x 3.40m)

Double glazed window to front elevation. Door leading to En-Suite. Built-in wardrobes. Wall mounted radiator.

En-suite





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Double glazed window to rear elevation. Walk-in shower with black power and rain shower fitted. Vanity unit with double wash hand basins fitted. Low level WC. Black heated towel rail. Extractor.

Bedroom Two 11' 9" x 8' 11" (3.58m x 2.72m)

Double glazed window to front elevation. Loft access. Built-in wardrobes. Wall mounted radiator.

Bedroom Three 6' 10" x 10' 0" (2.08m x 3.05m)

Double glazed window to rear elevation. Wall mounted radiator. Built-in wardrobe.

Bathroom

Velux window to rear elevation. Panelled bath with shower fitted above. Vanity unit with wash hand basin. Low level WC. Chrome heated towel rail. Extractor.

Garage 16' 3" x 8' 10" (4.95m x 2.69m)

Up and over garage door. Lighting and electrics. Door leading to Utility Room.



General



Services:

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

Local Authority:

Torbay Council

Council Tax:

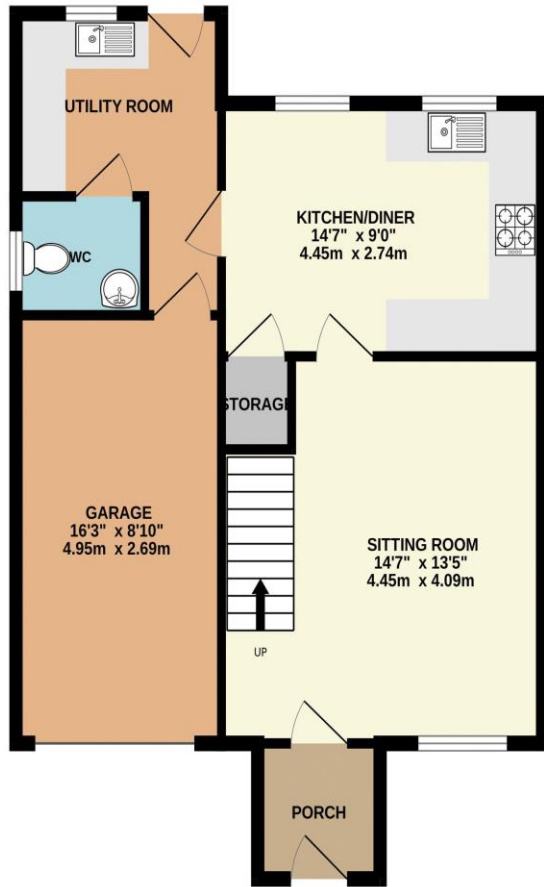
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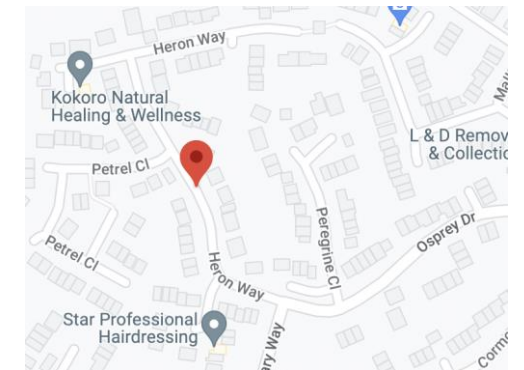
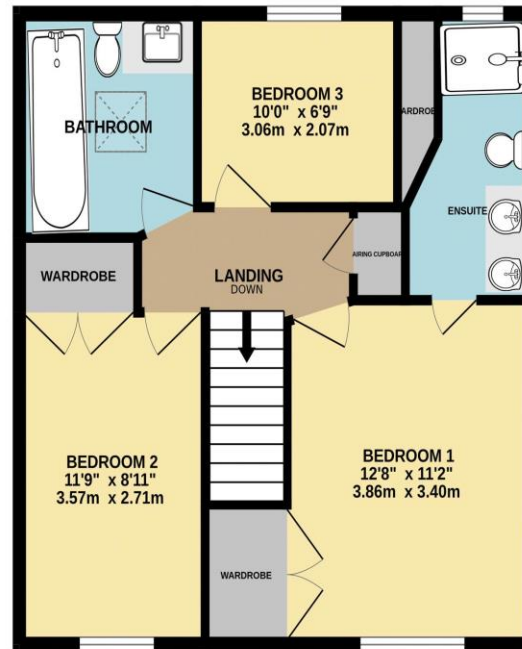


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GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



"DoubleClick Insert MAP"

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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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.



66 Torwood Street, Torquay
Devon, TQ1 1DT

Tel: 01803 364 029
Email: info@hsowen.co.uk
www.hsowen.co.uk