



Pitcairn Crescent, Torquay, TQ2 7GL

Asking Price Of £425,000

Located within a quiet residential part of the popular Willows area and within close proximity to local shops, schools and transport links is this spacious 5 - 6 bedroom detached house. The property is well positioned to be within a short walk of the Willows retail Park but also only a short drive away from Torbay hospital, the local grammar schools and the main link roads. The versatile, well presented accommodation is arranged over two floors with the ground floor comprising a lounge, conservatory, kitchen, a downstairs bedroom, shower room, downstairs toilet and another versatile room that could be used as dining room or another bedroom. On the first floor is a family bathroom and four bedrooms with the master bedroom accompanied by an en suite. The property has a driveway providing off road parking for three cars and the benefit of a well maintained level garden at the rear. A viewing is highly recommended!

- DETACHED HOUSE
- 5 – 6 BEDROOMS
- 3 RECEPTION ROOMS
- OFF ROAD PARKING
- LEVEL REAR GARDEN
- VERSATILE LAYOUT

Entrance Hallway

A double glazed door to the front entrance with a stain glass effect window panel opening into a bright and welcoming entrance hallway with a tile effect hard flooring. Carpeted stairs leading to the first floor. Storage cupboard under the stairs providing handy storage space. Radiator. Doors to:-

Lounge - 4.79m x 3.55m (15'8" x 11'7")

A bright and spacious living space with a charming gas fireplace with a stone effect hearth and matching surround. Ceiling coving and a ceiling rose. Carpeted flooring. Radiator. Double glazed window to the rear aspect along with double glazed French doors opening into:-

Conservatory - 4.23m x 2.8m (13'10" x 9'2")

A lovely airy and spacious conservatory now completed with a traditional tiled roof along with under floor heating, power and lighting providing another fully fledged room that can be used all year round. There are double glazed windows to both side aspects and to the rear aspect along with double glazed French doors leading out in the rear garden. Tile effect hard flooring.

Kitchen - 4.33m x 2.64m (14'2" x 8'7")

Fitted with a modern, matching range of wall and floor mounted units comprising cupboards and drawers. Stylish rolled edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Tiled splash backs. Fitted electric oven and fitted electric hob with a concealed fitted cooker hood above. Integrated fridge / freezer along with an integrated dishwasher and washing machine. Fitted ceiling down lights and ceiling coving along with wood effect hard flooring. Radiator. Double glazed window to the rear aspect enjoying a view of the rear garden and a double glazed door with frosted window panel to the side aspect providing access to the rear garden.

Dining Room - 3.64m x 2.57m (11'11" x 8'5")

A versatile room currently arranged as another bedroom but would also create the perfect dining room or third reception room. Double glazed window to the front aspect. Ceiling coving and carpeted flooring. Radiator.

Bedroom 5 - 3.48m x 2.51m (11'5" x 8'2")

A good size ground floor double bedroom with a double glazed window to the front aspect. This room could also crest the perfect home office or hobby room if required . Ceiling coving and carpeted flooring. Cupboard housing the gas boiler. Consumer unit and radiator.

Address

Pitcairn Crescent, Torquay, TQ2 7GL

Tenure

FREEHOLD

Council Tax Band

E

Contact Details

117 Union Street
Torquay
TQ1 3DW

enquiries@taylorsestates.co.uk
01803 201904

Downstairs Shower Room

Fitted with a modern shower unit with mains shower above. UPVC marble effect panelling around the shower unit adding a stylish and easy clean finish. Chrome heated towel rail. Ceiling downlighting and extractor. Frosted double glazed window to the side aspect. Tile effect hard flooring.

Downstairs WC

Fitted with a two piece white suite comprising a wall mounted hand wash basin and a WC. Radiator. Double glazed frosted window to the front aspect.

First Floor Landing

A spacious landing area with carpet flooring. Two storage cupboards both providing shelved storage space and the smaller of the two cupboards houses the hot water cylinder. Access hatch to loft space and ceiling coving. Radiator. Doors to:-

Bedroom 1 - 3.69m x 3.63m (12'1" x 11'10")

A bright and airy main bedroom with a double glazed window to the front aspect. Fitted wardrobes providing shelved and hanging storage space. Ceiling coving and carpeted flooring. TV point and radiator. Door to:-

Ensuite

Fitted with a three piece white suite comprising a pedestal hand wash, WC, and a tiled shower unit with mains shower above. Partly tiled walls and a wood effect vinyl hard flooring. Radiator and shaver point. Extractor. Double glazed frosted window to the side aspect.

Bedroom 2 - 3.53m x 2.72m (11'6" x 8'11")

A spacious double bedroom with a double glazed window to the rear aspect enjoying a view of the rear garden. Fitted wardrobes providing hanging and shelved storage space. Ceiling coving and carpeted flooring. Radiator. TV point.

Bedroom 3 - 2.71m x 2.67m (8'10" x 8'9")

A good sized double bedroom with a double glazed window to the rear aspect enjoying a view of the rear garden. Fitted wardrobes matching the other bedrooms. Ceiling coving and carpeted flooring. Radiator.

Bedroom 4 - 2.79m x 2.53m (9'1" x 8'3")

A fair size double bedroom with a double glazed window to the front aspect enjoying peeps of a countryside between the houses opposite. Fitted wardrobes providing shelved and hanging storage space. Ceiling coving and carpeted flooring. TV point and radiator.

Bathroom

Fitted with a matching three piece white suite comprising a pedestal hand wash basin, WC and a panel fronted bath. Mostly tiled walls and a carpeted flooring. Extractor and shaver point. Radiator. Frosted double glazed window to the rear aspect.

Outside

To the front of the property is a well presented block paved driveway providing off road parking 3 - 4 cars. At the rear of the property is a private, level rear garden with a good size lawned area and a sunny paved patio area. There are borders planted with a range of mature shrubbery and there is a fair size wooden storage shed. Outdoor tap and outdoor electric socket. There is a secure wooden side gate providing access to the front.

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.