



Merlin Way, The Willows, Torquay

£390,000



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39 MERLIN WAY, THE WILLOWS, TORQUAY, DEVON TQ2 7TE

Spacious detached family home | Cul-de-sac position | Garage and driveway | Large rear garden | Entrance hall | Sitting room | Stunning kitchen/diner | Ground floor W.C | Study | First floor landing | Three first floor bedrooms (two with ensuite) | Family bathroom/W.C | Study/occasional bedroom | Second floor landing
Two 2nd floor bedrooms

A spacious detached family home in a cul-de-sac position and in the sought-after Willows area. The property has a single garage and a driveway at road level and from here paved steps lead to the front deck and to the front door. Once inside, an entrance hall leads to the ground floor accommodation which comprises a sitting room with double doors to the rear garden, a stunning kitchen/diner again with double doors to the garden, study and ground floor W.C. On the first floor there are three bedrooms (two with en-suite shower rooms) and there is a study/occasional bedroom and there is also a bathroom/W.C. On the second floor are two spacious bedrooms. Outside there is a good sized enclosed garden to the rear with mature trees and shrubs enjoying a fair degree of seclusion. Accessed from the sitting room and kitchen/diner is a patio with the remainder of the garden mainly laid to lawn and a large timber deck to the rear boundary. An internal inspection is highly recommended in order to appreciate this spacious family home and the popular residential location.

Located in the sought after Willows area of Torquay with good access to the nearby Wren Retail Park which comprises Sainsburys, Marks and Spencer, Next, Boots, Outfit and DFS. The Willows also offers good access for Torbay Hospital, Torquay boys and girls grammar schools and easy access for the South Devon Highway leading to the A380 to Exeter and beyond.

The Accommodation Comprises

Canopied entrance with light point and door to

ENTRANCE HALL - 2.11m x 1.83m (6'11" x 6'0") Coved and textured ceiling with light point, smoke detector, stairs with hand rail to first floor, telephone point, doors to

SITTING ROOM - 5.64m x 3.15m (18'6" x 10'4") Coved and textured ceiling with light points, UPVC double doors opening onto the rear garden, fireplace with inset electric fire and timber surround, two radiators, double doors to

L SHAPED KITCHEN/DINER - 8.18m x 3.35m (26'10" x 11'0" max)

DINING AREA Inset spotlights, UPVC double doors opening to the rear garden, radiators with thermostat control.



KITCHEN AREA Inset spotlights, UPVC double glazed window to front aspect with open outlook. Fitted kitchen comprising a range of base and drawer units with worksurfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset induction hob with extractor over, matching eye level cabinets, integral fridge, integral freezer, integral dishwasher, integral washing machine, built-in electric oven

and microwave oven, wine chiller, breakfast bar area with pendant light points over, cupboard housing the boiler. Door to hallway.



GROUND FLOOR W.C Light point, extractor fan. Comprising vanity unit with wash hand basin, close coupled W.C, radiator.

GROUND FLOOR STUDY - 2.46m x 2.24m (8'1" x 7'4") Textured ceiling with light point, UPVC double glazed window to front aspect with open outlook, radiator, telephone point.

FIRST FLOOR LANDING Light point, smoke detector, airing cupboard with hot water cylinder and shelf over, stairs to second floor landing, doors to

BEDROOM ONE - 4.55m x 3.18m (14'11" max x 10'5" max) Textured ceiling with light point and inset spotlights, UPVC double glazed window to front aspect with open outlook, radiator, built-in triple wardrobe. Door to



ENSUITE SHOWER ROOM/W.C - 1.68m x 1.6m (5'6" x 5'3") Textured ceiling with light point, extractor fan, UPVC obscure glazed window. Comprising shower enclosure with electric shower, pedestal wash hand basin, close coupled W.C, radiator with thermostat control.



BEDROOM TWO - 3.4m x 2.67m (11'2" x 8'9" max) Textured ceiling with light point, UPVC double glazed window to rear aspect, radiator, built-in wardrobe, door to



BEDROOM FIVE - 5.08m x 2.26m (16'8" x 7'5") UPVC double glazed window to rear aspect and velux window, radiator.



ENSUITE SHOWER ROOM/W.C - 1.6m x 1.47m (5'3" x 4'10") Textured ceiling with light point, extractor fan, comprising shower cubicle with electric shower, pedestal wash hand basin, close coupled W.C, radiator.

BEDROOM THREE - 2.54m x 2.44m (8'4" x 8'0") Textured ceiling with directional spotlights, UPVC double glazed window to rear aspect, radiator, built-in double wardrobe.

STUDY/OCCASIONAL SINGLE BEDROOM - 3.1m x 2.08m (10'2" max x 6'10") Textured ceiling with directional spotlights, UPVC double glazed window to front aspect with open outlook, radiator.

BATHROOM/W.C - 2.51m x 1.47m (8'3" x 4'10") Textured ceiling with light point, extractor fan, UPVC obscure glazed window. Comprising panelled bath with twin hand grips and electric shower over, pedestal wash hand basin, close coupled W.C, radiator.

SECOND FLOOR LANDING Directional spotlights, velux window, doors to

BEDROOM FOUR - 5.08m x 3.71m (16'8" x 12'2" max) Directional spotlights, UPVC double glazed window to rear aspect and velux window, access to eaves storage, radiator.

FRONT At the front of the property is a single garage and tarmac driveway to the side providing off-road parking. A concrete path and steps with grassed area to the side leads to the front of the property which offers a timber decked area with laurel hedging to the front, outside light and access to the front door.

REAR To the rear of the property and accessed from the sitting room and kitchen/diner is a good sized garden with a patio area to the rear and side with gated access to the front and a storage shed. From here steps lead to the remainder of the garden which is mainly laid to lawn and offers a large outside space enclosed by mature trees and shrubs with a large timber deck to the rear.



SINGLE GARAGE - 5.44m x 2.69m (17'10" x 8'10") Up and over door, light point, power point.

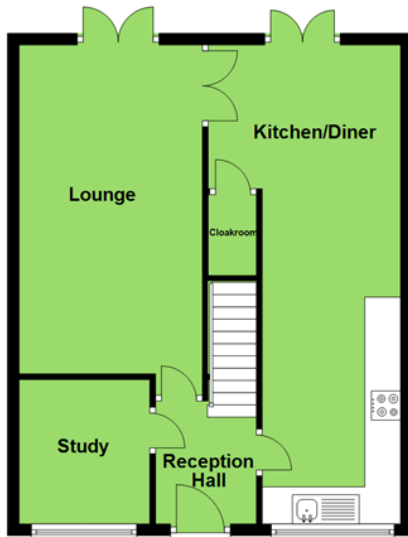
Age: 1990s' (unverified)	Postcode: TQ2 7TE
Current Council Tax Band: E	Stamp Duty:* £7,000 at asking price
EPC Rating: D	
Electric meter position:	Gas meter position:
Boiler positioned: Kitchen - combi	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 143sqm, 1539sqft	

This information is given to assist and applicants are requested to verify as fact.

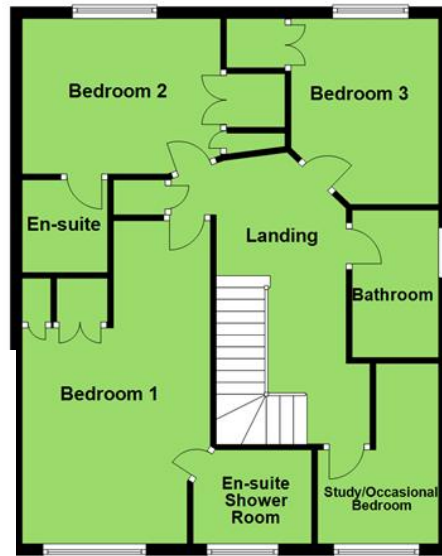
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

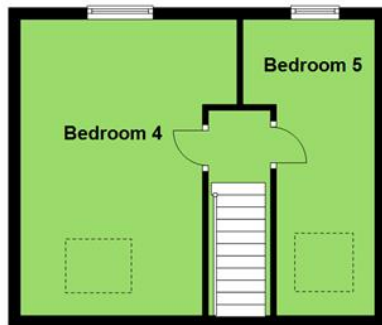
Ground Floor



First Floor



Second Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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