



SUMMARY

Guide Price £285,000 – £295,000 || CHAIN-FREE ||
Three-Bedroom Semi-Detached Home || Sought-
After Willows Location || Quiet Cul-de-Sac Position ||
Highly Regarded Evolve Development || Generous
Wraparound Corner Plot || Front, Side & Rear
Gardens || Two-Car Private Driveway Parking

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Address: Lyte Hill Lane, The Willows, Torquay,
TQ2 7GT

Property type: Semi-Detached House

Tenure: Freehold

**Council tax
band:** C

EPC: C

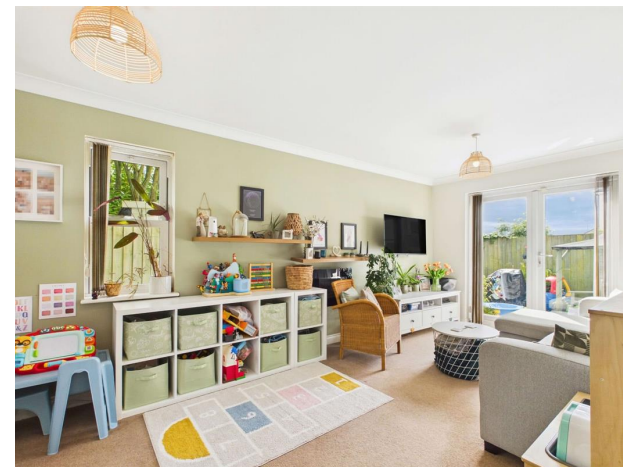
Bedrooms: 3

Bathrooms: 2

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

This well-presented three-bedroom semi-detached home occupies a desirable position within the sought-after Willows area of Torquay, forming part of the highly regarded Evolve development, built by Cavanna Homes in 2009.

Set at the end of a quiet cul-de-sac, this chain-free property enjoys a peaceful and private setting, with a pedestrianised footpath running adjacent to the home on Explorer Walk. To the front, a driveway provides parking for two vehicles, while one of the property's particularly appealing features is its generous garden space. The front garden is surprisingly large and wraps around the side of the house to the rear, creating an excellent amount of outdoor space for a modern semi-detached home.

The location offers an attractive balance between privacy and convenience. The Willows Wren Retail Park is close by, providing a wide selection of amenities, including supermarkets and well-known high-street retailers. Families are also well served by respected local schooling, with Torquay Boys' Grammar School and Torquay Girls' Grammar School situated in

nearby Shiphay.

Torbay Hospital is within convenient reach, while regular bus services and Torre Railway Station, approximately two miles away, provide useful transport links across Torquay and the surrounding area. Overall, this appealing home offers a quiet residential setting, generous outside space and excellent access to local amenities.

Council Tax Band: C (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband (5Mbps download, 0.7Mbps upload).

- * Superfast broadband (80Mbps download, 20Mbps upload).

- * Ultrafast broadband (1800 Mbps, 220 Mbps).

- Networks in the area: Openreach, Virgin Media

The Approach: The property is approached via an attractive frontage, where a private driveway provides two dedicated parking spaces. Gated access is available from both Lyte Hill Lane and Explorer Walk, adding convenience and flexibility to the approach. The main entrance opens into a welcoming reception hallway, with a wall-mounted thermostat and consumer unit positioned within the space. From here, a staircase rises to the first floor, providing a practical and natural introduction to the accommodation.

Cloakroom: Conveniently positioned off the reception hallway, the cloakroom is fitted with a low-level WC and a corner wall-mounted wash basin. The room is finished with part-tiled walls and features an obscure double-glazed window to the front aspect, with a small central heating radiator set beneath.

Kitchen & Diner: The kitchen/diner is a good-sized and practical space, enjoying direct access to the garden via a double-glazed external door. The kitchen is fitted with a range of matching wall and base units, complemented by roll-edge work surfaces, tiled splashbacks and under-unit lighting. A one-and-a-half-stainless steel sink with drainer is positioned beneath a double-glazed front window. Integrated appliances include a double oven and an inset gas hob, with a stylish extractor hood set above. There is also space and plumbing for both a washing machine and dishwasher, together with a dedicated recess within the cabinetry for a fridge/freezer. A particularly useful feature of the room is the large built-in understairs storage cupboard, complete with power and lighting. The current owners make excellent use of this space for additional storage and accommodating a tumble dryer.

Living Room: Extending the full depth of the property, the living room is a generously proportioned reception space with excellent natural light from multiple aspects. A double-glazed window overlooks the front, with a further

window to the side, while double-glazed French doors to the rear provide direct access to the garden. The room offers ample space for both relaxation and everyday family living, creating a bright and comfortable main reception area inside the home.

Bedrooms & Bathroom: The first floor features a bright and spacious landing, where a double-glazed window to the rear allows plenty of natural light into the space. From here, doors lead to three bedrooms and the family bathroom. The principal bedroom is a well-proportioned room, benefitting from integrated wardrobes and drawer storage. It also enjoys its own en-suite, fitted with a corner shower enclosure, pedestal wash basin and low-level WC, complemented by fully tiled walls and a wall-mounted heated towel rail. The second bedroom is also a double room and features built-in wardrobes, together with dual-aspect double-glazed windows which create a light and airy feel. The third bedroom provides an ideal child's room, nursery, guest bedroom or study, depending on your requirements. Serving the remaining bedrooms is a modern family bathroom, finished with fully tiled walls and fitted

with a bath with shower over, pedestal wash basin and low-level WC. A wall-mounted heated towel rail completes the room.

Front & Rear Gardens to Enjoy: A particularly appealing feature of the property is the generous outside space, which is larger than typically expected for a modern semi-detached home. Occupying a corner plot, the garden wraps around the property from the frontage, along the side and through to the rear, creating a variety of usable outdoor areas. To the front and side, the garden is attractively arranged with areas of lawn, paved pathways, decorative gravel and mature planting, with established trees and shrubs providing a pleasant and leafy outlook. The side garden continues around to the rear, where the space becomes more enclosed and private in feel. The rear garden is arranged for ease of maintenance, with paved patio areas providing an ideal space for outdoor seating, dining and family use. Established borders, mature greenery and fenced boundaries create a sheltered setting, while a garden shed provides useful external storage.



Ground floor



Floor 1



Approximate total area⁽¹⁾

79 m²
852 ft²

Reduced headroom

0.9 m²
10 ft²

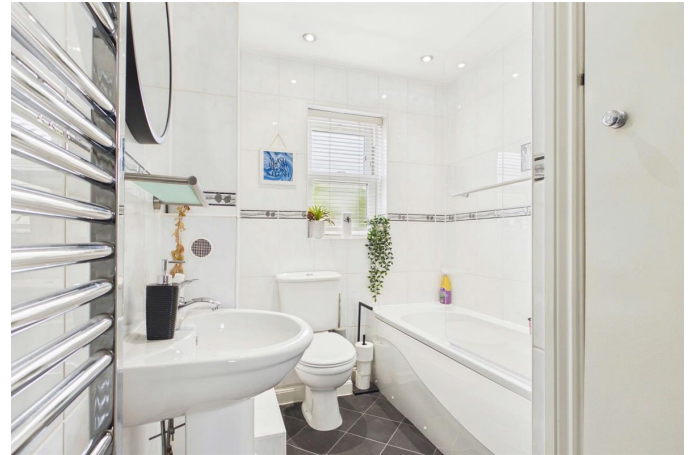
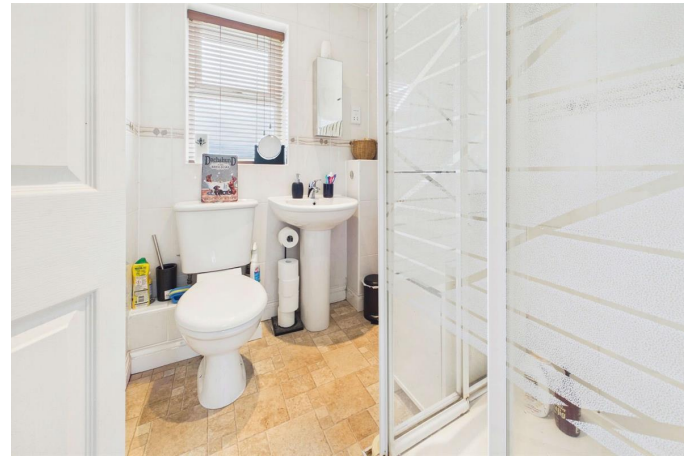
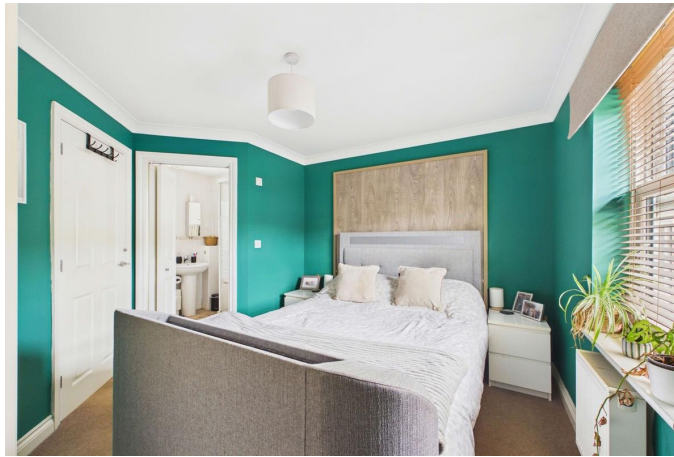
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









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