

The Accommodation

STORM PORCH

ENTRANCE HALL

LOUNGE WITH BALCONY

KITCHEN/DINER

3 FIRST FLOOR BEDROOMS INC
MASTER WITH EN-SUITE SHOWER
ROOM

GROUND FLOOR GUEST BEDROOM
WITH EN-SUITE SHOWER ROOM

STUDY

FAMILY BATHROOM

GARDENS

GARAGE & PARKING

GAS CENTRAL HEATING

DOUBLE GLAZING

VIEWS.



A brand new 4 bedroom, 2 bathroom detached family house situated in a tucked away end of a cul-d-e-sac in the ever popular location of The Willows.

Brief Description

This is one of two detached executive style new build houses currently in the process of being finished and built by a local well respected builder.

They provide versatile accommodation set over two floors and will have a high specification finish with quality bathrooms and fitted kitchen, both with ceramic tiled floors as well as engineered oak flooring to the living room. The property comprises of:- On the ground floor there is a storm porch, entrance hall with stairs to first floor, separate study and a guest bedroom with en-suite shower room. On the first floor there is a spacious lounge with double doors onto the balcony. The kitchen/dining room benefit from a shaker style kitchen with granite work surfaces, ceramic tiled flooring and integral appliances including electric oven, gas hob, extractor hood, fridge/freezer and dishwasher. From the kitchen are double doors leading out onto the garden. The master bedroom has an en-suite shower room and built in wardrobe. There are two further bedrooms on the first floor and a family bathroom. The family bathroom and en-suite shower rooms all have modern, contemporary white suites.



It has gas fired central heating and uPVC double glazing throughout.

Externally the property offers good sized fully enclosed garden with lawn and decked patio area. To the front of the property is an integral garage with remote control electric up and over door, off road parking and will be a lawned area with shrubs and flower beds. The property will come with a 10 year "Buildzone" warranty.

The floorplan and room sizes have been taken from the architects plans and are also subject to change or alteration. Montserrat Rise is situated in the popular Willows development in a quiet Cul-de-sac. It is within close proximity to the excellent shopping centre at Wren Park offering a range of stores including Next, Boots, Marks and Spencers and Sainsburys. There is easy access to Torbay Hospital, local schools, the train station and link roads to Newton Abbot, Torquay, Paignton and the A380.



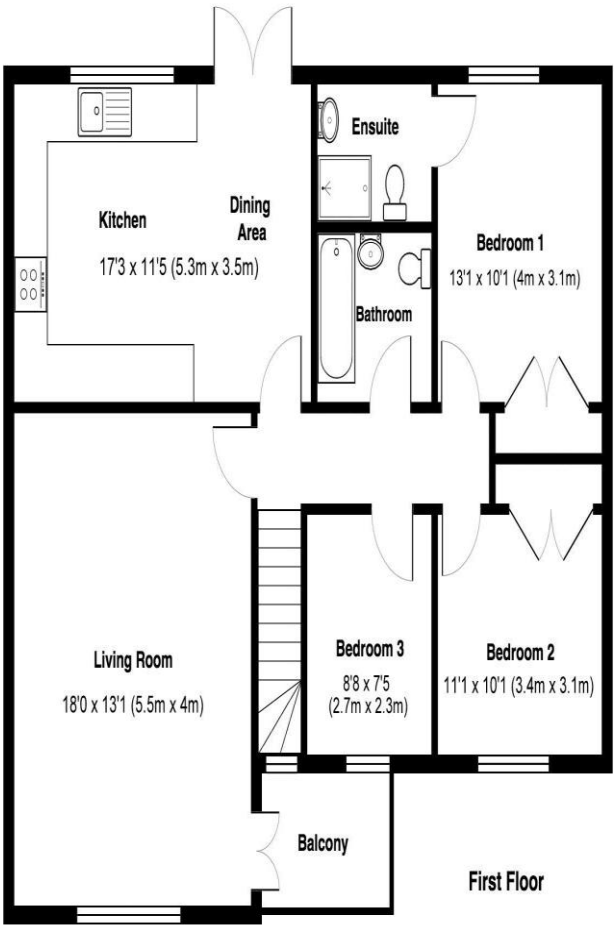
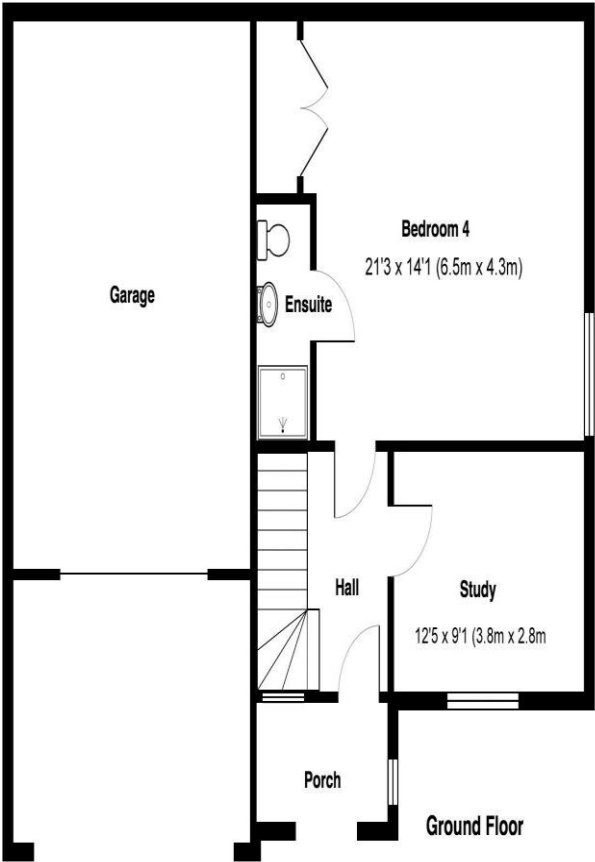
Energy Efficiency Rating

	Current
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(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

Address:
Plot 1 (Left Hand House) PREDICTIVE

83

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



WOODS
BRYCE BAKER

Ref: DWC0283
01803 315770

29 Montserrat Rise, The Wilows, Torquay, Devon, TQ2 7GP

£345,000 Freehold

woodshomes.co.uk