



## 35 Darwin Crescent, The Willows, Torquay, Devon, TQ2 7FL

Monthly Rental Of  
**£1,050**

REF: DBN2681



# WOODS

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# 35 Darwin Crescent, The Willows, Torquay, Devon, TQ2 7FL

## Modern Four Bedroom Semi Detached Town House

**\* Spacious Kitchen with Built in Oven and Hob \***  
**Integral Fridge/Freezer \* Plumbing for Appliances**  
**\* Dining Area \* Large lounge \* Four Double**  
**Bedrooms \* Master bedroom with built in**  
**Wardrobes and En-Suite \* Family Bathroom \* Gas**  
**Central Heating \* Double Glazing \* Utility Room \***  
**Ground Floor and First Floor Cloakroom \* Garage \***  
**Off Road Parking \* Rear Garden Mainly Laid to**  
**Lawn with Paved Area \* EPC B (Council tax D)**  
**(Deposit Requested £1377) Available 16th**  
**December 2016 \* Tenant Fees Apply \***

Modern Four Bedroom Semi Detached Town House \* Spacious  
 Kitchen with Built in Oven and Hob \* Dining Area \* Large lounge \*  
 Four Double Bedrooms \* Master bedroom with built in Wardrobes  
 and En-Suite \* Family Bathroom \* Gas Central Heating and Double  
 Glazing \* Utility Room \* Garage and Off Road Parking

Approximate Gross Internal Area (including Garage) - 125 sq m / 1356 sq ft

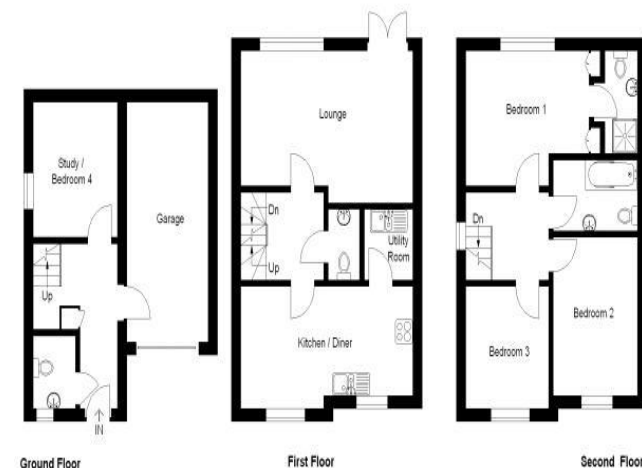
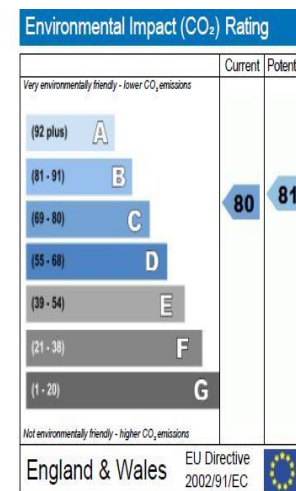


Illustration For Identification Purposes Only. Not To Scale (ID33792 / Ref 17404)



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agents has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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