



DANIEL BUTTERWORTH



Bowerland Avenue, Watcombe Park, Torquay, TQ2 8QH

£315,000 Freehold

"A semi-detached bungalow in the popular Watcombe Park area of Torquay with low maintenance gardens and ample parking."

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This spacious bungalow is located at Bowerland Avenue in Torquay, in a peaceful residential area on the edge of Torquay mainly comprising bungalows. The property is offered for sale with no onward chain and would make an ideal home for those looking for a comfortable bungalow with accommodation on 1 floor or perhaps as a property to extend to create more bedrooms with the loft, subject to relevant permissions.

There is a convenient side Entrance Porch which provides added warmth / security, leading into a spacious hallway with an airing cupboard and access to the loft space. From here there is access into all the main rooms. The living / dining room is a spacious room with ample space for large furniture and a bay window overlooking the front. There is a gas fire with a mantelpiece surround.

The Kitchen has plenty of worktop space and looks through into the Sun Room and has space for a cooker and other appliances. The Sun Room is perfectly positioned for views over the rear garden and also has a large built in cupboard and access to the garden.

Bedroom One faces the rear and offers plenty of space for a double bed plus ample room for bedroom furniture. Bedroom Two faces the front of the bungalow and is a very reasonable double room with two double built in wardrobes. The Shower Room is tiled and is equipped with a low level WC, pedestal wash basin and a glazed shower cubicle.

Outside, the property is accessed by a long driveway providing ample off road parking for a few cars. The front garden is low maintenance, laid to stonechippings with well stocked borders surrounding. The rear garden offers a good degree of privacy from neighbouring properties and has gravel areas and a paved patio with flowerbed borders. From here, there is access to a useful Garden Room which is double glazed and has power. The garage has a roller door, double glazed window, power and light

Further Information - Council tax band C. Water meter. Mains supplies - gas, water, electric. According to BT OpenReach, Ultrafast Full Fibre Broadband is available. Mobile coverage- 3g & 4g, depending on networks.

We may refer buyers and sellers through our panel of chosen Conveyancers. It is completely your decision whether you choose to use their services. Should you decide to use their services you should know that we would receive a referral fee of £175 from them for referring you. These firms have been handpicked and we only refer you to the best local firms with a proven high track record.

We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee.

Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Anti-Money Laundering regulations. These checks currently cost £30 per check which we request that you pay for.



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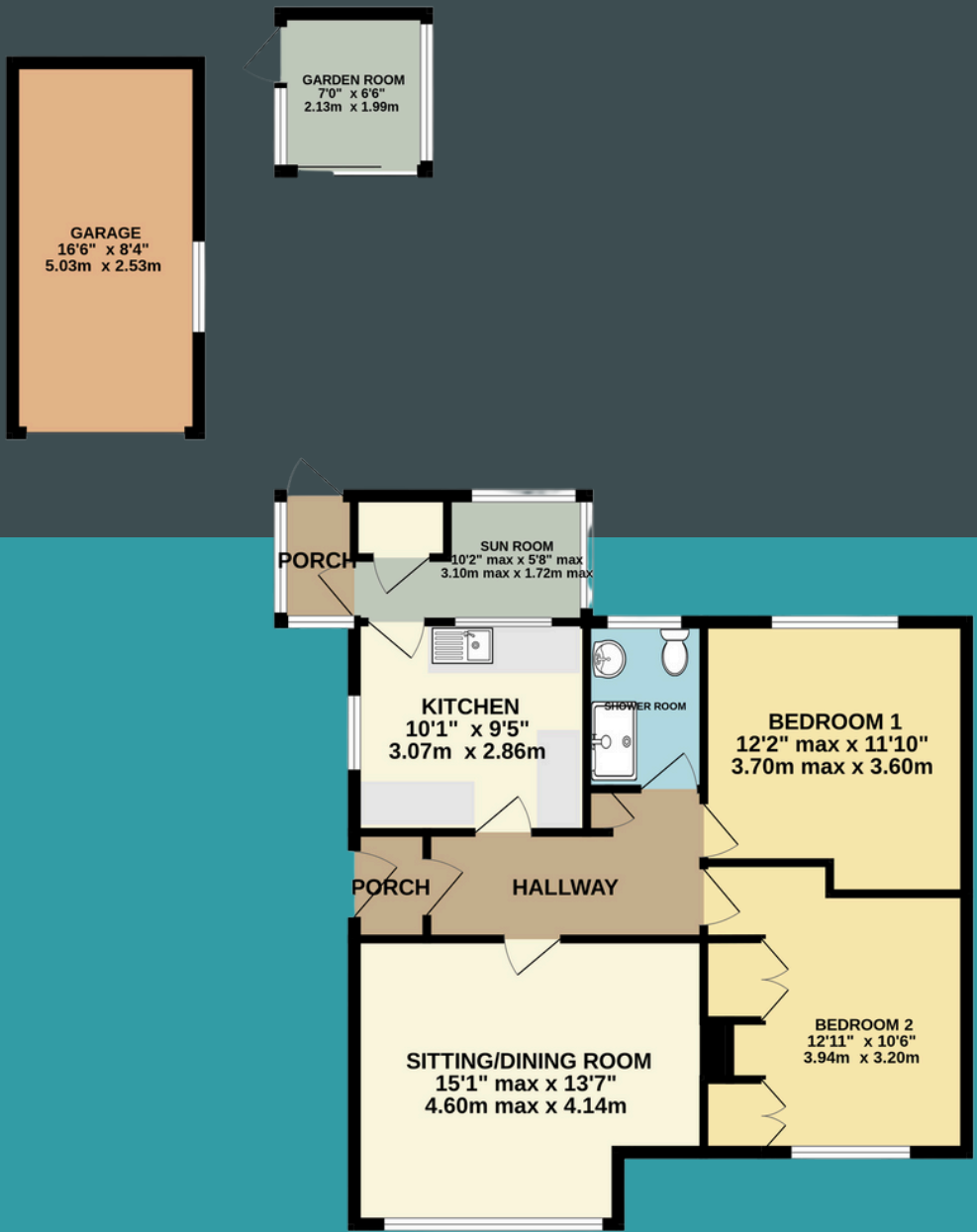
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Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. This floorplan should be used for indication purposes only. You are advised to take your own measurements before purchasing the property.

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M: 07562475055

E: info@daniel-butterworth.co.uk

W: www.daniel-butterworth.co.uk