



Marlowe Close

Shiphay, Torquay

£360,000 Freehold

- DETACHED BUNGALOW
- RECEPTION HALL
- SITTING/DINING ROOM
- KITCHEN
- CONSERVATORY
- 2 DOUBLE BEDROOMS
- BATHROOM
- GARDENS
- GARAGE & DRIVEWAY PARKING
- EPC - E

Situated in an elevated position in this highly regarded cul-de-sac location and enjoying open views to the front is this extended two-bedroom DETACHED BUNGALOW which is set in well tended, landscaped lawned gardens and has been extended with a conservatory to the rear which gives direct access to the attached single garage. The bungalow has been subject to upgrading and improvement by the present owners, including a re-fitted kitchen, new bathroom and replacement boiler.

A host of highly regarded schools including Sherwell Valley Primary, Queensway Primary School and Torquay's Grammar Schools are within comfortable walking distance whilst the local hospitals of Torbay and Mount Stuart are both approximately a mile distance. Easy access onto the South Devon Highway and A380 is ideal for those commuting to Exeter, Plymouth or beyond.

Marlowe Close

Shiphay, Torquay, TQ2 6DQ

OWNER INSIGHT

"Having happily holidayed in Torquay many times before we were attracted to the benefits that the town offered and when the opportunity of a move to Devon arose it was the obvious location for us to choose. When searching for our new home we looked throughout the town and as soon as we found this bungalow we both immediately knew this was the right one for us. We liked the fact that it was set in a quiet close, on the outskirts of the town and yet easily accessible back into the facilities of Torquay and we also liked being able to walk to the scenic Cockington Valley as well as the picturesque seafront and harbourside. This is something that I know we will miss when we make our move but I am sure it is something that any new owner will appreciate."

STEP INSIDE

A driveway leads to an OPEN ENTRANCE PORCH with outside light and steps rising to the front door opening to the RECEPTION HALL with parquet flooring and airing cupboard housing the Veissmann gas fired boiler. Access to loft space with pull down ladder. The SITTING/DINING ROOM is a bright room with large picture window to the front enjoying open views over the surrounding area towards the spires of St Marychurch with Great Hill in the distance. Further window to the side and feature fireplace with living flame coal effect gas fire, low level storage cupboards to the side and durable wood effect flooring. The KITCHEN has been re-fitted by the current owners with a range of cream shaker style units and wood effect working surfaces with inset sink unit.

Space for gas cooker with cooker hood over and space for fridge/freezer. Durable wood effect flooring, window to the front enjoying open views and further window to the side. BEDROOM 1 with window overlooking the rear garden, fitted wardrobes and durable wood effect flooring. BEDROOM 2 with parquet flooring and fitted double wardrobe with mirror fronted doors. Double glazed door with matching side windows opening to the CONSERVATORY with power points, windows, French doors opening to the garden and courtesy door to the garage. The BATHROOM has been re-fitted by the current owners with white suite of panelled bath with Triton shower over, wash hand basin set in vanity unit and WC. Part tiled walls, ladder style heated towel rail and obscure windows.

STEP OUTSIDE

The rear garden provides a good degree of privacy and is mainly laid to gently sloping lawn with feature monkey puzzle tree, mature shrub beds, small paved patio and two circular gravelled top beds. Timber Garden Shed. A gate and picket fence leads to the side garden, mainly laid to lawn with mature hedging. To the front is a garden, again mainly laid to sloping lawn with mature well stocked flower and shrub beds. Driveway with parking for 2/3 vehicles leads to the ATTACHED GARAGE with up and over door, power, lighting, electric meter and consumer unit. Provision for washing machine, Butler sink unit and window to the side.





ADDITIONAL INFORMATION

Double Glazing (except front door) Gas Central Heating
Council Tax Band – 'D' (Torbay Council)

OUR AREA

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

TORQUAY IS WELL CONNECTED

By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS

SAT NAV: TQ2 6DQ. From our office turn left and head down Manor Road. Turn right at the traffic lights and continue along Westhill Road to the bottom of the hill. At the roundabout bear left, passing the Esso/Tesco garage. Turn right into Penny's Hill, blending into Cricketfield Road. At the roundabout continue straight across into Old Woods Hill. At the bottom get in the right hand lane, at traffic lights to turn right into Shiphay Lane. Take the first turning left into Queensway and turn first right into Marlowe Close where the property is located on the left hand side.

The Old Town Hall
Manor Road
St Marychurch,
Torquay TQ1 3JS

SALES

01803 328899
property@johnlake.co.uk

LETTINGS

01803 328811
office@johnlakelettings.co.uk



GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or dimensions are approximate and no guarantee is given as to their accuracy. Any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. No responsibility can be given for any inaccuracies.

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