



Watcombe, Torquay

- Superb Semi-Detached House
- 2 Bedrooms & Useful Attic Space
- Lounge & Kitchen/Diner
- Smart Family Bathroom

- Enclosed Rear Garden
- Garage & Driveway Parking
- Gas Central Heating & Double Glazing
- No Upward Chain

Asking Price:

£230,000

Freehold

EPC RATING: E53

52 Moor Lane, Torquay, TQ2 8NX - Draft

A lovely semi-detached house which has been subject to a degree of modernisation and improvement over the years. With an attached garage and brick pavia driveway providing parking, the property has an enclosed garden at the rear.

Situated in the sought-after Watcombe Park area of Torquay, the property is just a stone's throw from local shops and a timetabled bus route providing access to the town centre around 2 miles away. Even closer is Watcombe Beach which is less than a mile away.

Accommodation

The accommodation is smartly presented with the ground floor offering a spacious entrance hallway, lounge overlooking the front and a kitchen/diner across the rear of the house fitted with a comprehensive range of cabinets and ample work surfaces. On the first floor, a landing with window to the side providing natural light has solid oak doors opening to both bedrooms and a fabulous modern bathroom with travertine tiled walls. Bedroom 1 was formerly two rooms but now provides an impressive principle room. The property also benefits from a very useful loft space which has a double glazed Velux roof light.

Outside

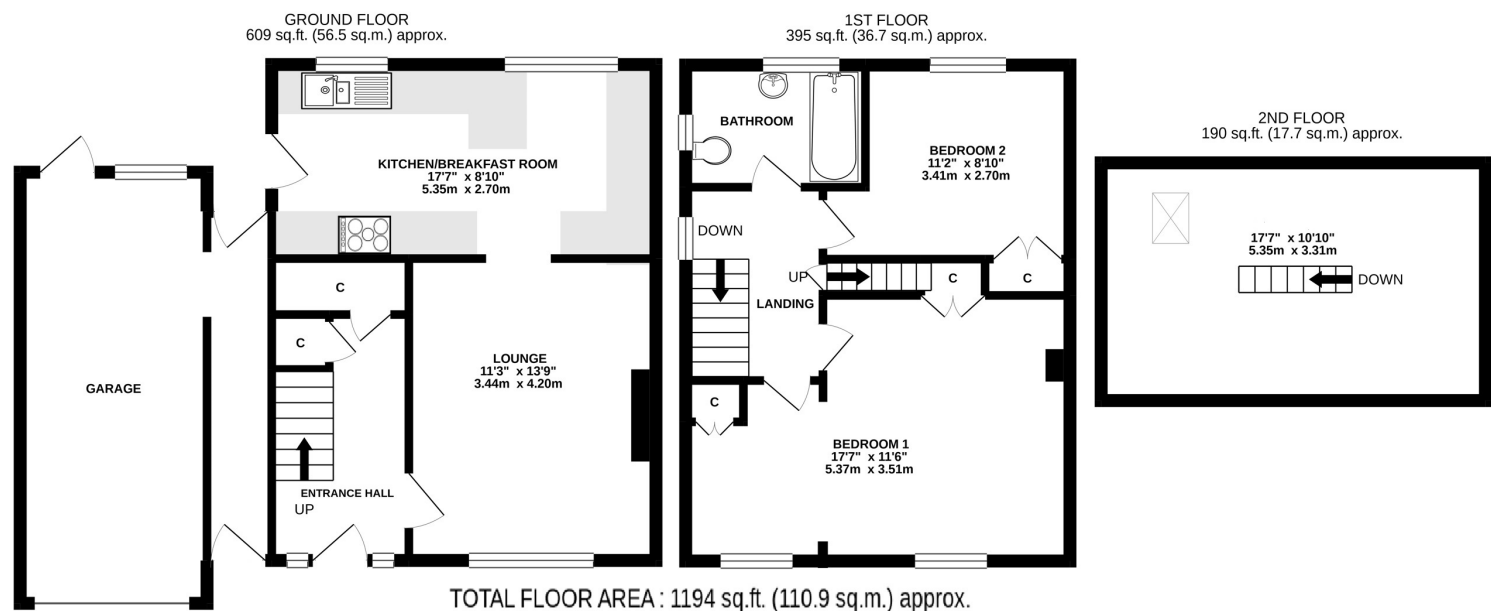
Enclosed rear garden.

Parking

Brick Pavia driveway and attached single garage.

Agents Notes

Council Tax Band: Currently Band C



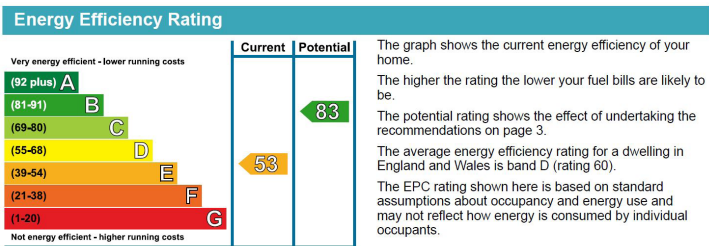
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Newton Abbot A380 Penn Inn roundabout Torquay bound. Follow the dual carriageway for Torquay. At the Torquay lights bear left onto Riviera Way. Follow the road past 'The Willows' retail park. At the Lawes Bridge traffic lights turn left into Hele Road. Follow the road up the hill and at the roundabout turn left into Barton Hill Road. At the next roundabout go straight ahead and take the first right into Jack's Lane. At the end of the road turn right into Swedwell Road and follow it around as it becomes Moor Lane. The property is on the right hand side.

Energy Performance Certificate

Full report available on request



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.