



**JOHN COUCH**  
THE ESTATE AGENT

61 Moor Lane  
Torquay Devon

**£550,000 Freehold**



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Torquay Devon TQ2 8PJ

£550,000



**Presented with timeless style, this detached single storey residence provides a comfortable two bedroom home with superb living space, tranquil gardens, off road parking and a small garage**

Entrance porch ■ Entrance hall ■ Sitting room  
Kitchen ■ Dining room ■ Utility  
2 bedrooms ■ Shower room  
Gardens ■ Garage

#### FOR SALE FREEHOLD

This attractive home has been extended and upgraded in recent years and is immaculately presented with clever design and stylish touches, providing a relaxed lifestyle on one level, with sheltered gardens for peaceful relaxation.

#### LOCATION

Moor Lane is just a few miles from Torquay harbourside in a sought after area close to good local amenities including shops, post office, pharmacy and medical facilities. A short walk away are local playing fields and a little further on is the beach at Watcombe and the South West Coastal path. From Moor Lane the Teignmouth Road leads in one direction to the picturesque riverside village of Shaldon and in the other to St Marychurch, which has excellent amenities and is home to Torquay Golf Club.

The road continues through Babbacombe where the famous cliff railway leads to the beach, and on to the harbourside in Torquay. Moor Lane is well located for access to the out of town shopping centres and for Torbay Hospital. There is a good local bus service in the immediate vicinity and the inter-city railway service at Newton Abbot is also within easy reach.

#### INTERIOR

Approached from the driveway via steps that rise through the front garden, the front door opens to the hallway where the quality and style of the house is immediately established. The sitting room is a lovely bright room with maximum daylight provided by a porthole window to the side and large windows that overlook the front garden.

This well proportioned room has excellent space for comfortable sofas to be arranged around the fireplace which provides a cosy focal point.

The kitchen is very well fitted with an excellent range of wall and base units topped with contrasting countertops that extend to create a peninsular that divides the kitchen area from the dining area. To the side is a laundry cupboard with space and plumbing for vertical placement of a washing machine and tumble dryer. The dining room extension has a vaulted ceiling and flows from the kitchen to provide a spacious dining area with double doors leading to a garden terrace and windows that rise to the apex framing the lovely views across the garden and flooding the room with light.

**VIEWING BY APPOINTMENT ONLY**

Returning to the hallway is a double bedroom which overlooks the front garden and to the rear is another double bedroom which enjoys views over the back garden. The bedrooms are beautifully styled and offer good space for large beds, chest of drawers and wardrobes. Adjacent to the rear bedroom is a superb contemporary bathroom, with a level walk-in double width shower cubicle, handbasin and WC.

### **OUTSIDE**

The front of the property is bounded by a traditional stone wall opening to a driveway that provides off-road parking and leads to the garage, which may be too small for many modern cars but does provide excellent storage space. The front garden has areas of lawn with evergreen shrubs providing year round interest.

The main gardens lie to the rear and are easily accessed from the dining area where double doors open to a paved terrace providing an ideal space for entertaining and dining al-fresco. This terrace overlooks the garden which enjoys a good deal of privacy and has an area of lawn with mature shrubs providing year round interest. A garden arbour with seat makes an attractive focal point and a partially concealed garden shed provides useful storage space for garden furniture and tools.

### **AREA**

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the International Marina and a good range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

### **COMMUNICATIONS**

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides a gateway to destinations further afield.

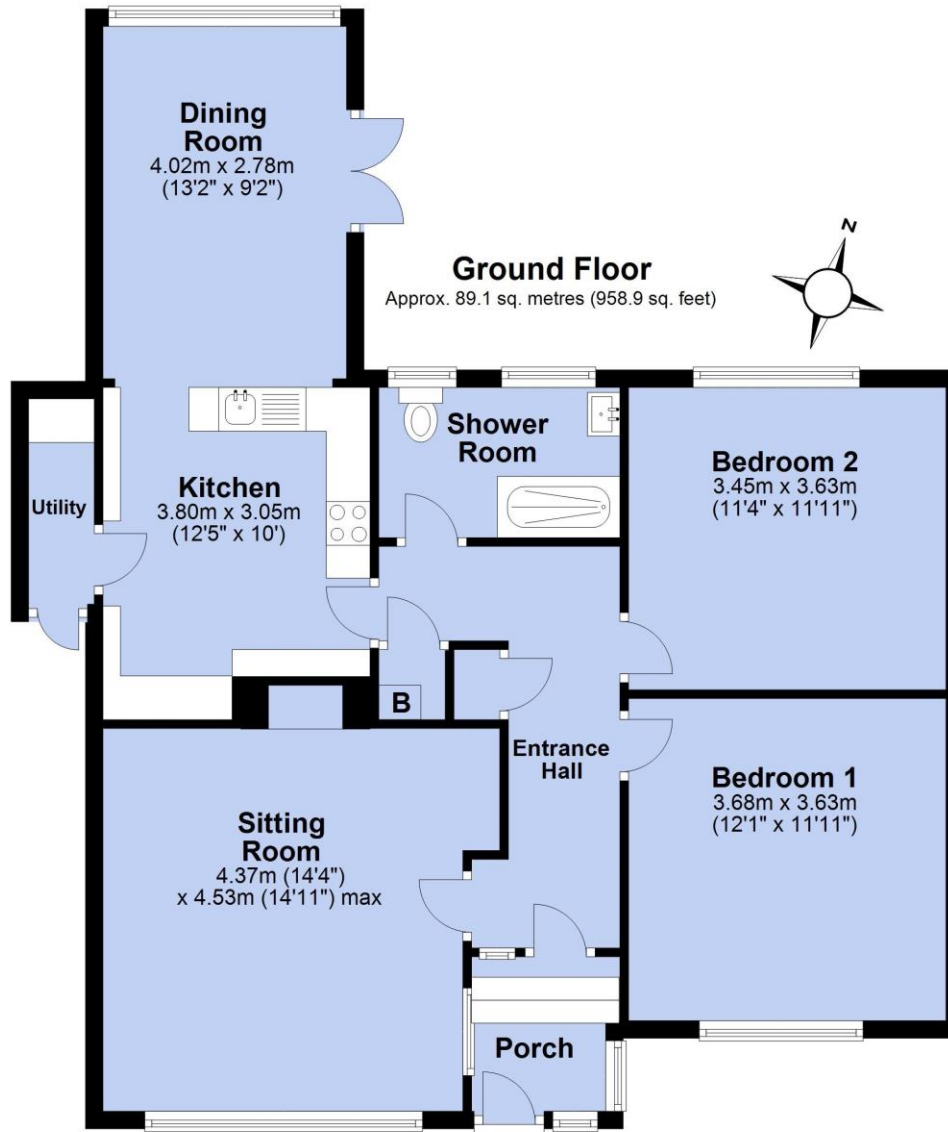
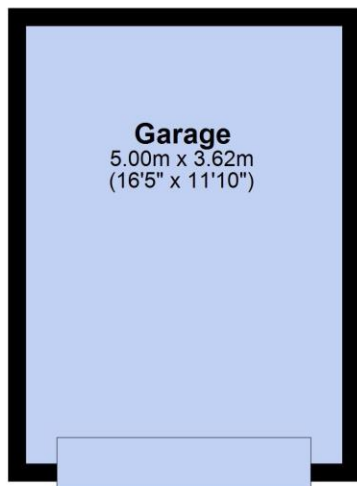
**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

**CURRENT PROPERTY TAX BAND D**  
(Payable 2023/2024 £2132.74).





Energy Efficiency Rating	
Current	Proposed
Very energy efficient - lower running costs	
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (49-54)	E (49-54)
F (45-48)	F (45-48)
G (35-44)	G (35-44)
Not energy efficient - higher running costs	
England, Scotland & Wales	



Total area: approx. 89.1 sq. metres (958.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.