



13 Marlowe Close, Torquay - TQ2 6DQ  
£312,500

 **ABSOLUTE**  
SALES & LETTINGS





## 13 Marlowe Close

Torquay, Torquay

New to market! Detached home in Torquay's Marlowe Close. Quiet cul-de-sac near grammar schools, Sherwell Valley Primary, Mount Stuart, and Torbay Hospitals. Bright lounge-dining area, modern kitchen, 2 double bedrooms, main bathroom with shower. Landscaped rear garden, garage. Bonus: self-contained 1-bed flat on lower level. Ideal for 'home and income' or extended families. Double-glazed, gas central heating. Ready for versatile living!

Council Tax band: D

Tenure: Freehold

- **Sought-After Location:** Situated in a quiet cul-de-sac in Torquay, close to top grammar schools and hospitals.
- **Flexible Layout:** Main level designed like a spacious bungalow with a simple, square layout for easy living.
- **Self-Contained Flat:** Includes a one-bedroom flat on the lower level, ideal for extended family or rental income.
- **Bright Lounge-Dining Area:** Features original wood flooring, dual-aspect windows, and a feature fireplace with views over Shippey Lane.
- **Modern Kitchen:** Immaculately finished with integrated appliances and a pleasant outlook, perfect for any home chef.
- **Landscaped Gardens:** Two rear garden levels with a sunny patio, raised lawn, and flower beds, plus a private front hedge.
- **Dual Access:** Accessible from both Marlowe Close and Shippey Lane for added convenience.



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Torquay, Torquay

A host of highly regarded schools including Sherwell Valley Primary, Queensway Primary School, Torquay Academy 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 new South Devon Highway and A380 is ideal for those commuting to Exeter, Plymouth or similar districts. 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. Exeter, Plymouth or similar districts.

## Absolute Sales & Lettings

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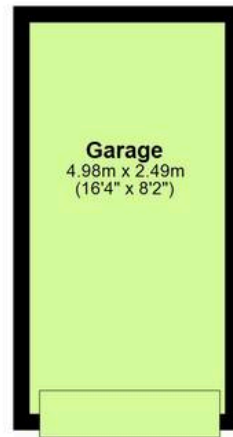
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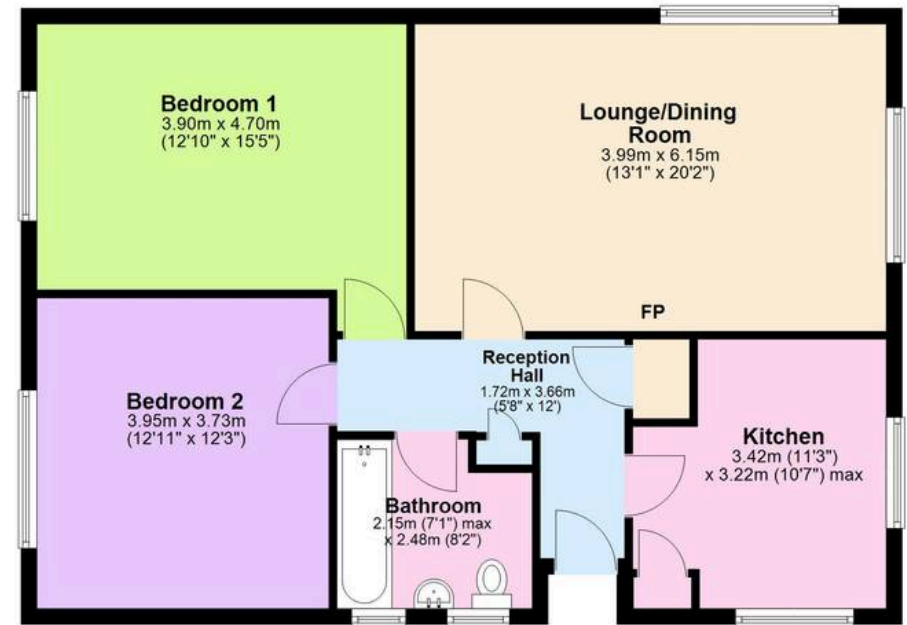
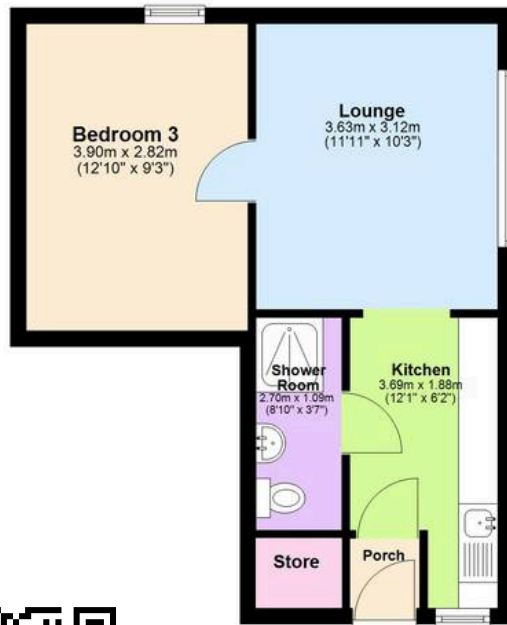
### Ground Floor

Approx. 92.9 sq. metres (1000.1 sq. feet)



### Garden Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 127.3 sq. metres (1370.4 sq. feet)