



Sunlea, 3 Moor Lane, Torquay, TQ2 8NJ



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A 3 Bedroom Detached Bungalow

- Superbly Presented Throughout
- Double Aspect Sitting Room
- Quality Modern Fitted Kitchen/Diner With Integrated Appliances
- 3 Double Bedrooms
- Cloakroom/W.C
- Quality Modern Fitted Shower Room/W.C
- uPVC Double Glazing & Gas Central Heating
- Ample Driveway Parking & Easy To Maintain Front And Rear Garden
- Open Views From The Front Elevation Towards The Adjacent Fields
- EPC Rating - D



A Beautifully Presented 3 Bedroom Detached Bungalow Which Has Been Extensively Updated to Offer Comfortable Residence on One Level...

Sunlea has been extensively updated and modernised and is a credit to the current vendors, the accommodation briefly comprises spacious reception hallway, double aspect sitting room, quality modern fitted kitchen/diner with built in appliances, three double bedrooms, separate cloakroom/w.c and a modern fitted shower room/w.c. Outside there is ample driveway parking, single garage, useful utility room and easily maintained front and rear garden which also enjoys some open views towards the adjacent fields from the front elevation.

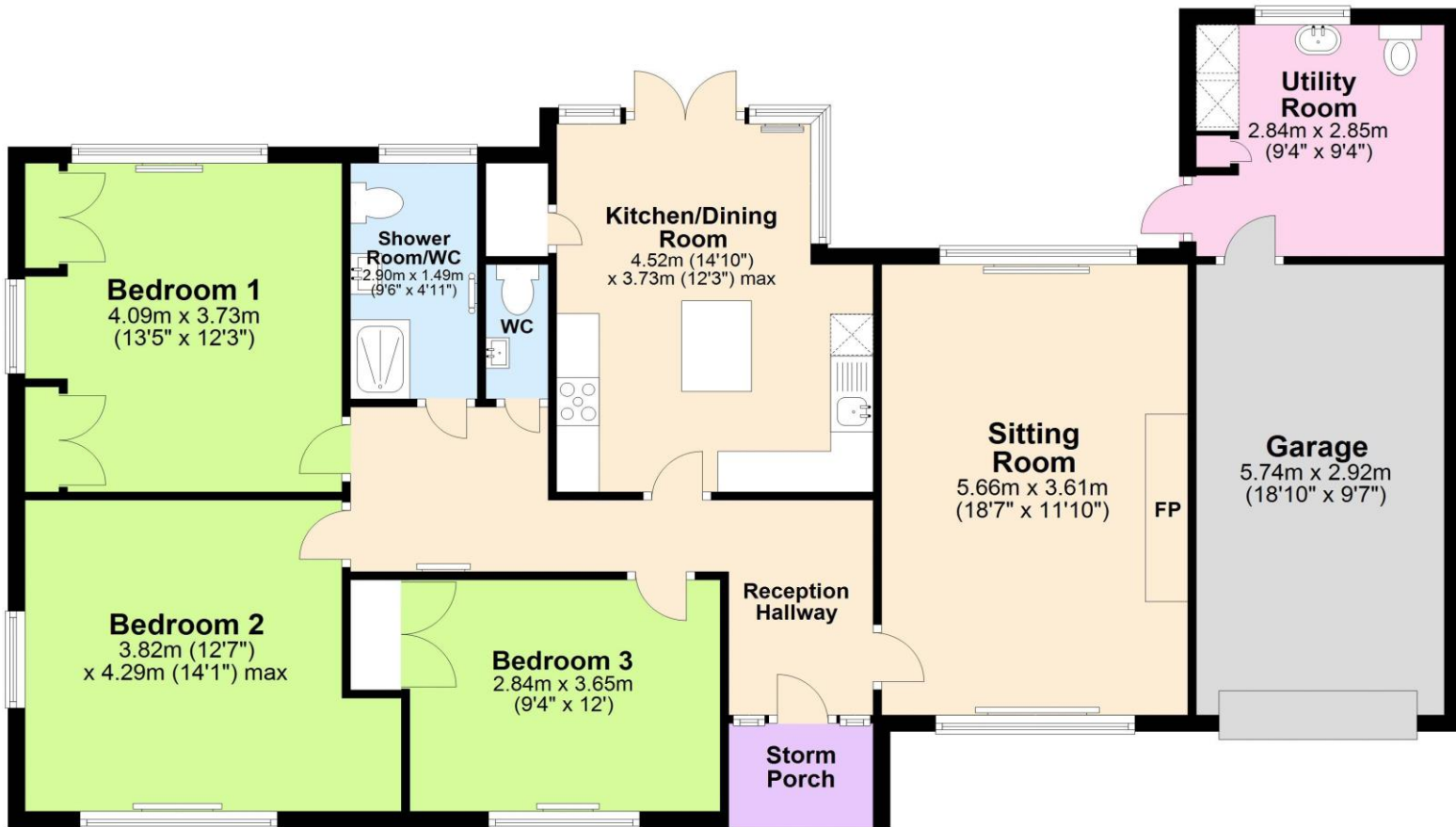


The property occupies a much sought after residential position within a short walk to Watcombe beach and King George 5th playing fields and is also within easy access to the picturesque riverside village of Shaldon, St Marychurch with its array of shops, facilities with Torquay town centre and deep water marina being approximately 3 miles distance with its further array of shops, facilities and amenities. An internal inspection is essential to appreciate the size, position and condition the accommodation boasts.



Please do not hesitate to contact the team at Absolute Sales & Lettings on **01803 214214** for more information or to arrange an accompanied viewing on this property.

Ground Floor



Total area: approx. 127.5 sq. metres (1372.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	59	82
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	55	81
EU Directive 2002/91/EC		

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



**Sunlea, 3
Moor Lane
Torquay
TQ2 8NJ**

Price: £428,000 Freehold

We are delighted to enclose details of the above property for your consideration. Please note that viewing is strictly by appointment through our offices:

34 Hyde Road
Town Centre
Paignton
TQ4 5BY

13 Ilsham Road
Wellswood
Torquay
TQ1 2JG.

16a Fore Street
Town Centre
Brixham
TQ5 8DS

If you have any specific enquiries relating to the property prior to arranging a journey to visit, please do not hesitate to contact us, we will be delighted to assist you.

Rooms & Sizes

Storm Porch

Covered storm porch, outside light, uPVC double glazed front door with matching side panels opening too...

Reception Hallway

6.16m (20'2") x 1.76m (5'9")

Wood effect flooring, radiator, access to loft space via slingsby style ladder, door to..

Cloakroom/W.C

1.65m (5'5") x 0.71m (2'4")

Fitted with modern white suite comprising low level w.c, wall mounted wash hand basin, attractive floor to ceiling tiled walls, wood effect flooring, extractor fan, recessed display shelving.

Sitting Room

5.66m (18'7") x 3.61m (11'10")

Double aspect room with uPVC double glazed window enjoying superb open outlook to the front towards the adjacent field, uPVC double glazed window to the rear, two radiators, television aerial connection point, wall mounted contemporary style electric heater with integrated multifunctional screen, wood effect flooring, television aerial connection point.

Kitchen/Dining Room

4.52m(14' 10") x 3.73m (12' 3")

Superbly fitted with modern high gloss units comprising inset sink unit with single drainer and mixer taps over, wood block work surfaces over fitted floor cupboard and drawer units comprising wall mounted cupboards over. Gas hob with extractor over, built in high level electric oven, integrated microwave, fridge freezer and dishwasher, central island with peninsula style glass seating area, wall mounted electric heater, complementary tiled surrounds, uPVC double glazed window and french doors with access and outlook to the rear garden. Built in linen cupboard with electric heater and slatted wooden shelving.

Bedroom One

4.09m (13'5") x 3.73m (12'3")

Double aspect room with uPVC double glazed window to the rear and side, two built in double wardrobes having fitted electric heater, hanging rails and shelving over, radiator.

Bedroom Two

4.29m (14'1") max x 3.82m (12'7")

Double aspect room with uPVC double glazed window to the side and front enjoying open outlook over the surrounding area towards the adjacent fields, radiator.

Bedroom Three

3.65m (12') x 2.84m (9'4")

uPVC double glazed window enjoying open outlook to the front over the surrounding area towards the adjacent open fields, radiator, built in wardrobe with hanging rails and shelving with fitted electric heater.

Shower Room/WC

2.90m (9'6") x 1.49m (4'11")

Fitted with quality modern white suite comprising double shower cubicle having independent wall mounted drencher style shower and further hand shower and glazed shower screen, vanity unit with inset wash hand basin and cupboards below, low level w.c, attractive floor to ceiling, heated ladder style radiator, obscure uPVC double glazed window, extractor fan.

Outside

The property is approached from Moor Lane through a gated entrance opening to a wide tarmac driveway providing ample parking for cars, boat, motorhome etc and this in turn leads to the single garage. The garden to the front enjoys a southerly aspect laid with gravel incorporating a decked terrace and small fish pond planted with a variety of Palms and shrubs. There are wrought iron gates to either side of the property opening to gravel pathways leading to the rear. The rear garden is mainly laid to lawn to large decked terrace with inset lighting feature and gravel area to the side abounded by a laurel hedge with outside water tap and light. In the front garden there is a useful timber built shed with light and power and a further timber built shed to the side of the garden with light and power.

Garage

Up and over door, light and power. Door to...

Utility Room

2.85m (9'4") x 2.84m (9'4")

Obscure uPVC double glazed window, door to rear garden, space and plumbing for automatic washing machine, space for tumble dryer, low level w.c, wall mounted wash hand basin, tiled floor.