



**Moor Lane close, Torquay, TQ2 8PL**

**Guide Price Of £195,000 - £205,000**

A superb two bedroom mid linked house, tucked away in a quiet position yet accessible for local shops, bus services and schools. Also close by are some delightful country walks down to the beach! The accommodation is well presented with a lounge/diner and recent kitchen to the ground floor with the two good sized bedrooms and shower room. There is an enclosed courtyard garden enjoying a sunny position plus a parking space. An ideal second home or first time purchase!

- LINKED HOUSE
- 2 BEDROOMS
- DOUBLE GLAZED AND CENTRAL HEATING
- MODERN KITCHEN
- GARDEN
- PARKING

Porch Double glazed front door and side window.  
Cupboard with gas, electric meter and fuse box.  
Glazed door to.

Lounge/Diner - 6.2m x 4.1m (20'4" x 13'5") A good sized room having a double glazed window to the front aspect and and double glazed French doors to the rear garden. There is ample room for a three piece suite and dining set with a useful understairs recess. TV or similar. Two radiators. TV point.

Kitchen - 2.6m x 2.1m (8'6" x 6'10") A modern range of gloss white wall and base units with black granite effect work surface installed. Stainless steel sink unit with mixer tap. Integrated Lamona glass electric hob with matching oven (Not working) below and stainless steel cooker hood over. Plumbing washing machine. Space for fridge freezer. Cupboard having Ideal gas boiler (installed 2025) Metro tiling to the walls. Double glazed window to the rear garden.

Stairs to first floor landing Loft Hatch.

Bedroom One - 3.1m x 3m (10'2" x 9'10") A double room with a double glazed window enjoying an open outlook. Radiator. Two built in storage cupboards/ wardrobes.

Bedroom Two - 2.9m x 2m (9'6" x 6'6") A good sized single room with a double glazed window over looking the rear garden. Radiator.

Shower Room A white suite comp: Corner shower cubicle. Pedestal wash hand basin and close couple W/C. Tiled walls. Double glazed window. Ladder radiator.

Outside There is a small garden frontage whilst at the rear is an enclosed terrace garden set over two levels with two patio areas which enjoys a sunny aspect. Outside power point.

Parking There is an allocated space and other spaces within the car park area.



**Address** Moor Lane Close, Torquay,  
TQ2 8PL

**Tenure** freehold

**Council Tax Band** B

**EPC Rating** C

## **Contact Details**

117 Union Street  
Torquay  
Torbay  
TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

enquiries@taylorsestates.co.uk

01803 201904

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