

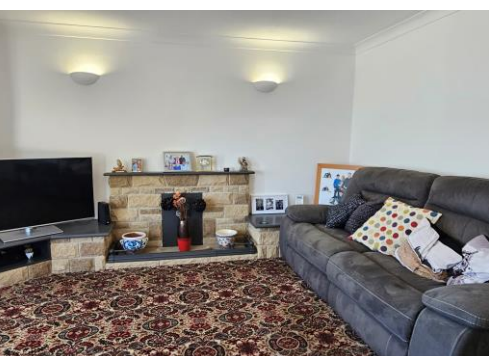


Brendons Avenue, Livermead, Torquay

£475,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322

12 BRENDONS AVENUE, LIVERMEAD, TORQUAY TQ2 6UR

A spacious detached bungalow | Highly sought after location | Well presented throughout  
Gas central heating | uPVC double glazed windows | Entrance porch/garden room  
Reception hall | Cloakroom | Very spacious lounge | kitchen | Three double bedrooms  
Bathroom | Driveway parking for several cars | Larger than average garage  
Easily managed gardens

A spacious well presented detached bungalow situated in a highly sought after location. The property stands well back from the road and very slightly elevated and enjoys a lovely open outlook with good sea views. The accommodation has gas central heating, uPVC double glazed windows and comprises entrance porch/garden room which could be used as an office area, reception hall, cloakroom, very spacious lounge, kitchen, three double bedrooms, bathroom. The gardens are easily managed and enjoy a very peaceful feel. There is driveway parking for several cars and a much larger than usual garage.

Brendons Avenue is a particularly quiet road and the area is well served by an excellent parade of shops as well as numerous lovely walks through nearby woodland to the village of Cockington. Viewing is essential to fully appreciate all that this property has to offer.

#### The Accommodation Comprises

uPVC double glazed door opening to

**GARDEN ROOM ENTRANCE PORCH** - 3.89m x 1.42m (12'9" x 4'8") With coved ceiling, radiator, uPVC double glazed windows, wall light points, lovely open and sea views, uPVC double glazed door to

**RECEPTION HALL** - 3.63m x 1.85m (11'11" x 6'1") With coved ceiling, telephone point, inner hall area, radiator, boiler cupboard with wall mounted gas fired boiler for central heating and hot water, airing cupboard with hot water cylinder, access to loft.



**CLOAKROOM** White suite comprising close coupled W.C, corner wash hand basin, radiator, uPVC double glazed window.

**LOUNGE** - 5.18m x 4.29m (17'0" x 14'1") into bay reducing to 3.96m (13') Attractive stone fireplace and hearth with TV plinth, coved ceiling, two radiators, uPVC double glazed window, TV aerial point, wall light points, lovely open and sea views towards Torquay and Brixham.



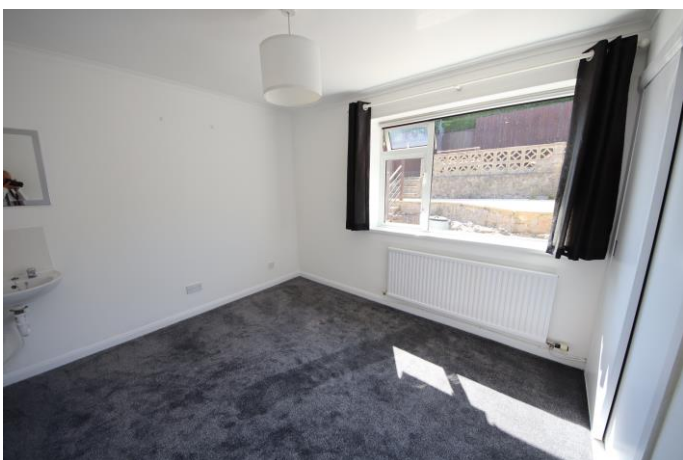
**KITCHEN** - 3.23m x 2.97m (10'7" max x 9'9") Fitted with range of units comprising work surfaces with inset 1 ½ bowl sink unit with cupboards and drawers under, inset gas hob, cooker hood over, integrated oven, breakfast bar with cupboards below, space for washing machine, space for fridge/freezer, range of wall cupboards, coved ceiling, radiator, uPVC double glazed window, part tiled walls, lovely open and sea views, uPVC double glazed door opening to garden.



**BEDROOM 1** - 3.96m x 3.66m (13'0" x 12'0") With coved ceiling radiator, uPVC double glazed window, built-in wardrobes.



**BEDROOM 2** - 3.25m x 2.95m (10'8" x 9'8") With radiator, uPVC double glazed window, wash hand basin, coved ceiling, built-in wardrobe.



**BEDROOM 3** - 3.66m x 2.54m (12'0" x 8'4") With coved ceiling, radiator, uPVC double glazed window.

**BATHROOM** White suite comprising panelled bath with shower over, wash hand basin with bathroom cupboard under, close coupled W.C, ladder style heated towel rail, coved ceiling, uPVC double glazed window, tiled walls.



**OUTSIDE**

**FRONT** The property stands well back from the road and is slightly elevated. The front garden is mainly paved with flower beds to one side of the property. There is a long driveway providing parking for several vehicles leading to

**GARAGE** - 6.17m x 3.58m (20'3" x 11'9") With electric sectional garage door, side personal door, light and power, rear personal door to rear garden, uPVC double glazed window.

To the other side of the property there is a path leading to the rear garden.

**REAR** The rear garden enjoys a high degree of sunshine and privacy and is currently laid out on two substantial paved areas with shrub borders. The area also enjoys some pleasant open sea views.



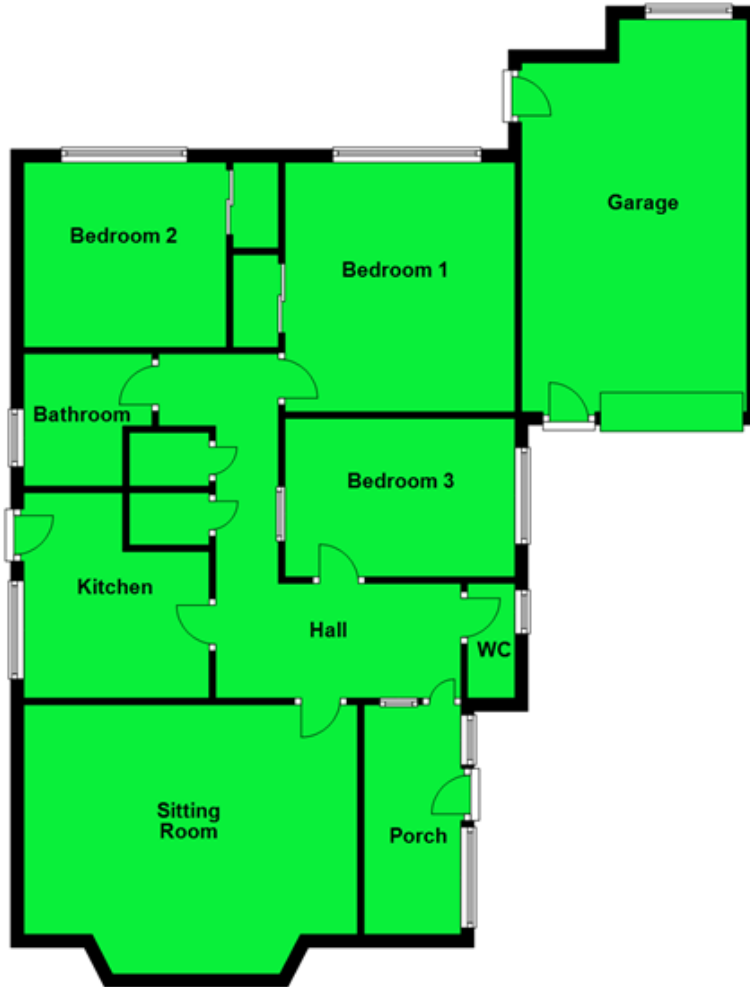
Age: 1980s' (unverified)	Postcode: TQ2 6UR
Current Council Tax Band: D EPC Rating: D	Stamp Duty:* £11,250 at asking price
Electric meter position: Outside	Gas meter position: Outside
Boiler positioned: Hall cupboard	Water: Meter
Loft: Part boarded, insulated, ladder, light	Rear Garden Facing:
Total Floor Area: approx. 93sqm, 1001sqft	

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Floor Plan



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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