



Broadpark Road, Livermead, Torquay

£350,000



WILLIAMS HEDGE
ESTATE AGENTS



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61 BROADPARK ROAD, LIVERMEAD, TORQUAY, TQ2 6UJ

Well-presented semi-detached house situated in favoured area | Gas central heating
UPVC double glazed windows | Lounge/Dining room | Kitchen | Three bedrooms, one with ensuite
shower room | Further guest shower room | Good-sized garden on three sides
Driveway and garage

A very appealing semi-detached house situated in a commanding corner position in this highly sought-after area. The property is well-presented throughout having gas central heating, uPVC double glazed windows, and comprising reception hall, lounge/dining room, kitchen, three bedrooms, one with a shower room ensuite and one on the ground floor with a further guest shower room. Outside there is a generous garden on three sides beautifully laid out and maintained brick pavior driveway leading to a good-sized garage. A particular feature of the house are the lovely open and sea views taking in much of the lovely coastline from Paignton to Brixham. The area is served by a good parade of shops very close by Primary School and many lovely wooded walks including down to Cockington. Viewing is essential to fully appreciate all that this property has to offer.

The Accommodation Comprises

COVERED ENTRANCE UPVC double glazed door opening to

RECEPTION HALL - 4.78m x 2.08m (15'8" x 6'10" reducing to 3'6") Central heating radiator, wood effect laminate floor.

LOUNGE/DINING ROOM - L-shaped - 5.23m x 3.35m (17'2" x 11'0") with Dining area a further 9'10" x 7'11". Attractive fireplace and hearth with fitted electric fire, coved ceiling, uPVC double glazed windows to two aspects. TV aerial point, central heating radiator, lovely open and sea views.



KITCHEN - 3.81m x 2.79m (12'6" x 9'2") Fitted with modern range of units comprising worksurface with inset 1.5 bowl sink unit, cupboard under, space and plumbing for dishwasher, further work surface with inset electric hob, cooker hood over, integrated double oven, plumbing for washing machine, integrated fridge freezer, further worksurface with cupboards and drawers under. Range of wall cupboards, uPVC double glazed windows to two aspects, tiled floor, central heating radiator, uPVC double glazed door to rear garden.



BEDROOM THREE - 3.86m x 3.33m (12'8" x 10'11") Central heating radiator, uPVC double glazed window, large walk-in storage cupboard under stairs, wood effect laminate flooring.

SHOWER ROOM - 2.08m x 1.63m (6'10" x 5'4") White suite comprising shower cubicle with electric shower unit, wash hand basin with bathroom cupboards under, close coupled WC, attractive shower wall décor panels, ladder style heated towel rail, uPVC double glazed window.



shrub bed, and a paved seating area. The side of the property is also paved interspersed with numerous shrubs, in turn leading to a good-sized lawned area. The attractive rear garden has a good-sized paved patio immediately to the rear, lawned areas and beautifully kept shrub beds. There is a brick pavior driveway with parking for two cars leading to a garage.



From the hall stairs rise to

FIRST FLOOR AND LANDING Access to loft

BEDROOM ONE - 4.57m x 3.4m (15'0" x 11'2") UPVC double glazed window, central heating radiator, stunning open and sea views across the immediate area and the bay taking in the lovely coastline from Paignton all the way to Brixham. Access to good-sized eaves storage area.



SHOWER ROOM ENSUITE White suite comprising shower cubicle with electric shower unit, wash hand basin, low level WC with concealed cistern, tiled floor, ladder style heated towel rail.

BEDROOM TWO - 4.04m x 3.35m (13'3" x 11'0") Central heating radiator, uPVC double glazed window, access to eaves storage area.

OUTSIDE The house stands on a very good-sized corner plot in a commanding position. To the front of the property there is a gravelled area,

GARAGE - 6.07m x 2.44m (19'11" x 8'0") Up and over door, light and power, side personal door from the rear garden.

Age: (unverified)	Stamp Duty:* £5,000 at asking price
Council Tax Band: D EPC Rating: D	Tenure: Freehold
Services – Mains gas, electric, water & sewerage	
Electric Meter Position: Hall by front door	Gas Meter Position: Outside front window
Boiler Position: Bedroom two cupboard. Combination	Water: Meter
Loft:	Rear Garden Facing: North
Total Floor Area: approx. 93.8 sqm	Square foot: approx. 1,010 sqft

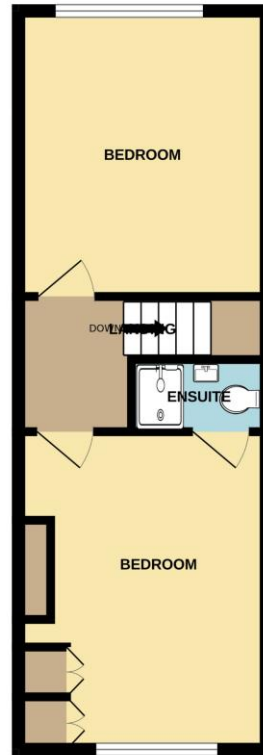
DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

GROUND FLOOR
60.3 sq.m. (649 sq.ft.) approx.



1ST FLOOR
33.6 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA : 93.8 sq.m. (1010 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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