



WOODLEYS
MEADOW



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TORQUAY TQ2 6TS

An impressive detached executive style house nestled in a cul-de-sac in the incredibly popular area of Livemead. This charming property comprises five bedrooms with a very large master bedroom suite, second en-suite, family bathroom, spacious living room, kitchen/breakfast room, dining room, study, utility room, downstairs WC and integral double garage. It is beautifully presented throughout and is ready to move into with no works necessary. It sits in a pleasant corner plot with a level rear garden with ample room for outside furniture and it also has a private driveway leading to the double garage. The house sits at the bottom of Livemead with easy access to a number of outstanding beaches including Torre Abbey Sands, Institute beach, Corbyn head beach and Hollicombe beach. There is a small parade of shops at the top of Livemead which includes a co-op and a cafe. A number of good primary schools are in the vicinity and its a short drive from Torquay Grammar schools.

Entrance Porch

Front and side elevation double glazed windows. UPVC Front door.

Hallway

Coving. Stairs to first floor. Under-stair storage cupboard. Wall mounted radiator.

Living Room 20' 1" x 13' 6" (6.12m x 4.11m)

Front elevation double glazed window. Coving. Wall mounted radiators. Minster style fireplace. Double glazed French doors to rear garden. Double doors to dining room.

Dining Room 11' 7" x 10' 6" (3.53m x 3.20m)

Rear elevation double glazed window. Coving. Wall mounted radiator.

Kitchen/Breakfast Room 16' 3" x 11' 7" (4.95m x 3.53m)

Fitted kitchen with wall and base units. Fitted work surfaces. Sink with drainer. Display cupboards with frosted panel fronting. Breakfast bar. Space for range cooker. Extractor hood. Integrated fridge/freezer. Integrated Neff dishwasher. Rear elevation double glazed window. Wall mounted radiator. Side elevation double glazed window.

Utility room 9' 1" x 6' 7" (2.77m x 2.01m)

Fitted work surfaces. Base units. Sink with drainer. Plumbing for washing machine. Rear elevation double glazed window. Door to double garage.





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Double garage 18' 0" x 18' 0" (5.48m x 5.48m)
Up and over garage doors. Power and light.

Cloakroom

Low level WC. Extractor fan. Side elevation double glazed window.

Study 8' 7" x 6' 7" (2.61m x 2.01m)

Double glazed window. Coving. Wall mounted radiator.

First floor landing

Loft hatch. Wall mounted radiator. Coving. Large storage cupboard.

Bedroom One 24' 11" x 18' 0" (7.59m x 5.48m)

Dual aspect double glazed windows. Fitted bedroom furniture. Built in wardrobes. Coving.

En-suite

Walk in shower cubicle. Wash hand basin. Low level WC. Heated towel rail. Velux window. Extractor fan. Tiling.

Family Bathroom

Panelled bath with shower over. Vanity unit. Wash hand basin. Shaver point. Low level WC. Double glazed frosted window. Extractor fan. Heated towel rail.

Bedroom Two 11' 7" x 11' 2" (3.53m x 3.40m)

Double glazed windows. Wall mounted radiator. Coving. Built in cupboard.

En-suite

Walk in shower cubicle. Wash hand basin. Shaver point. Low level WC. Extractor fan. Wall mounted radiator. Double glazed window.

Bedroom Three 12' 8" x 10' 1" (3.86m x 3.07m)

Front elevation double glazed window. Wall mounted radiator. Built in wardrobes. Fitted dressing table and drawers.

Bedroom Four 13' 2" x 9' 8" (4.01m x 2.94m)

Double glazed window. Wall mounted radiator. Coving.

Bedroom Five 9' 7" x 7' 8" (2.92m x 2.34m)

Double glazed window. Wall mounted radiator. Coving.





General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Torbay Council

Council Tax:

G





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Ground Floor

Approx. 111.8 sq. metres (1203.0 sq. feet)



First Floor

Approx. 111.5 sq. metres (1200.2 sq. feet)



Total area: approx. 223.3 sq. metres (2403.2 sq. feet)



"DoubleClick Insert MAP"

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.