



The Lincombes, Torquay

3x  2x 

ENERGY RATING E54

- Video Walk-through Available
- Detached Bungalow
- 3 Bed/ 2 Recep/ 2 Bath/Shower
- Kitchen with Vaulted Ceiling
- Garage & Driveway Parking
- Open Views from the Rear
- Enclosed Rear Garden
- Much Potential
- Exclusive Location
- Early Viewings Advised

Guide Price:
£599,950
FREEHOLD



43 Haldon Road, Torquay, TQ1 2LX

Situated in the Lincombes, itself one of Torquay's most prestigious and desirable districts, is this three-bedroom detached bungalow. In the same ownership for over 40 years, the property now offers potential for updating and refurbishment, allowing a new owner the exciting opportunity to finish the property to their own tastes and requirements. In addition, and subject to all necessary consents and approvals being obtained, the bungalow has potential for enlargement and remodelling, and is one of very few in the location with its original layout. With the driveway and garage providing parking at the front and side, the bungalow has a privately enclosed, sunny garden at the rear with terrace area and lawn.

The Lincombes district of Torquay is located on a hillside above Meadfoot Beach, with the bungalow enjoying some lovely open views from the rear over the adjoining area with some sea peeps. The nearest amenities are located in Wellswood with its almost village-like selection of shops and businesses together with a number of restaurants are primary school, church and public house. Torquay's stunning promenade, chic marina, and famous Mediterranean-esque coastline are within a mile or so of the property.

The Accommodation:

The accommodation extending to over 1600 ft.² is perfectly functional with a great floor plan and layout and is surprisingly roomy. The front door opens into a spacious reception hall leading off on one side to the living space, and the other to the bedrooms, the lounge with its double-aspect has a picture window to the front and a door and window to an adjoining sun lounge and feature chimney breast with woodburning stove. A separate dining room provides an excellent second reception room with space for a large dining table, and leads on to the kitchen overlooking the rear with the selection of fitted cabinets and rolled edge work services, the kitchen features, a part-vaulted ceiling with roof windows, flooding the room with natural light and has a door to the rear garden and also the adjoining sun lounge. The hallway which is also accessed from the dining room are the three bedrooms as well as a family bathroom with basin and WC, and a separate fully-tiled shower room with basin, and WC.

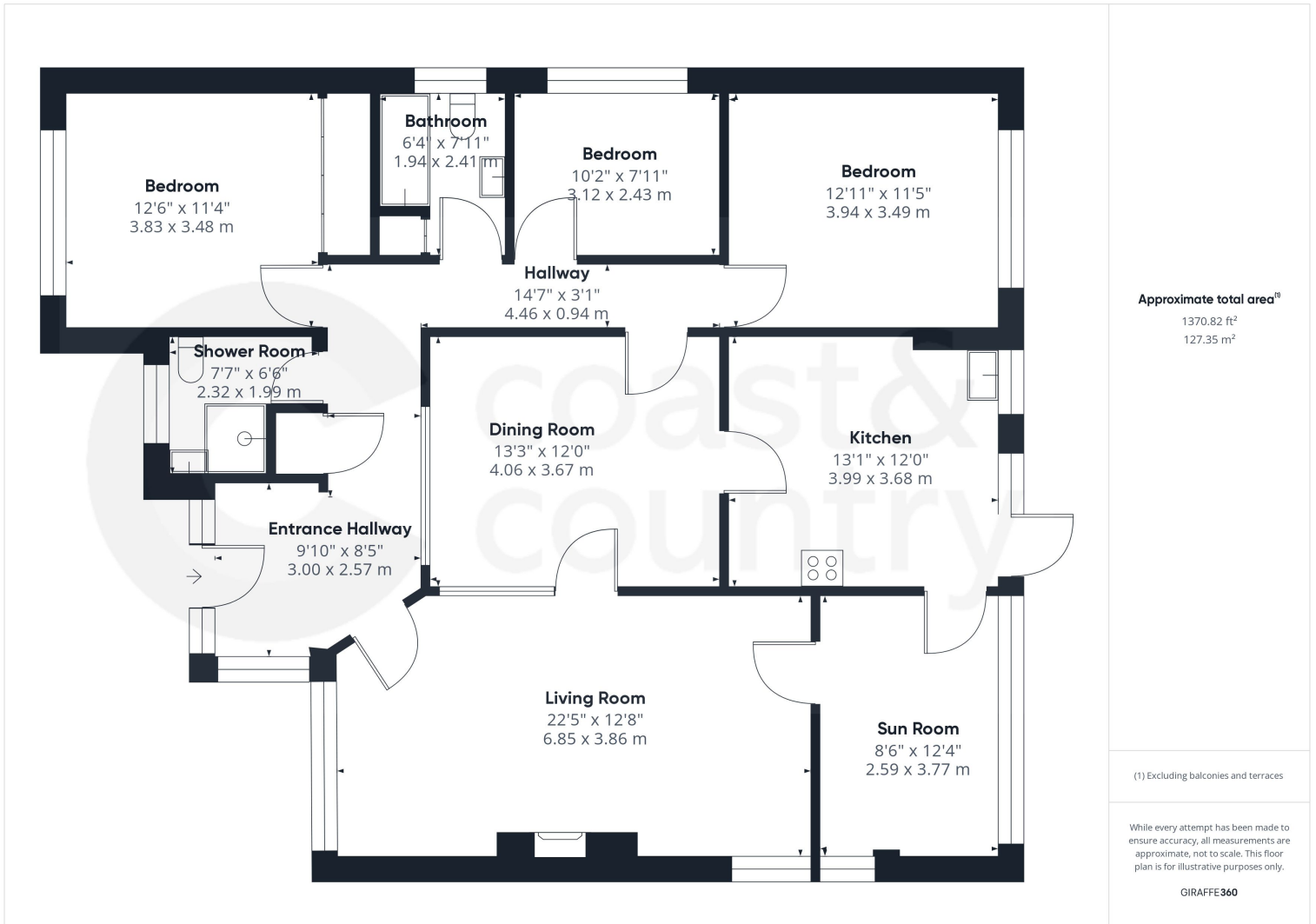
Outside:

The rear being privately enclosed with a terrace area and level lawn, all enjoying an open aspect.

Parking:

Garage with power and light, double width driveway.





Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

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

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.