



Purbeck Avenue | Torquay | TQ2 6UL

Guide Price £400,000 to £420,000

COMING SOON Located in the popular area of Livermead between Paignton and Torquay is this spacious well presented detached bungalow. The accommodation consists of three good sized bedrooms, lounge/diner, conservatory, kitchen and spacious shower room. The property is double glazed and gas centrally heated. There is a driveway, garage and front and rear gardens. Offered for sale with no onward chain, early viewing advised to avoid disappointment

- THREE BEDROOMS
- CONSERVATORY
- GARAGE AND PARKING
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

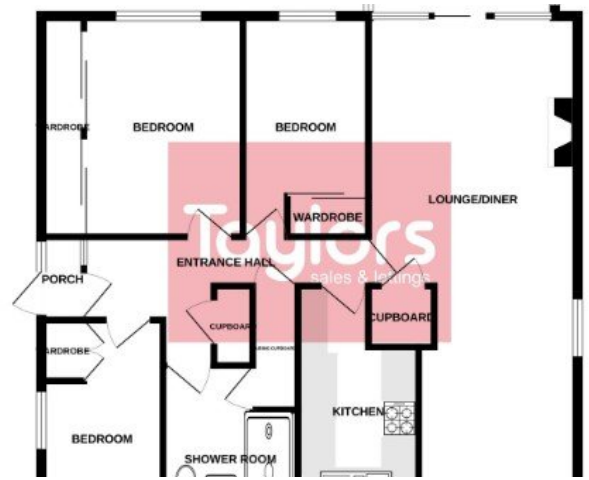
Entrance Porch - Double glazed door with double glazed side panel to front. Double glazed door to:-

Entrance Hall - Access latch to loft space, radiator. Storage cupboard housing the electric meters and consumer unit and further deep storage cupboard housing a hot water cylinder with slatted shelving. Doors to:-

Lounge/Diner - 8.61m x 3.66m (28'2" x 12'0")Max Double glazed windows to front and side and double glazed patio door to conservatory. Fireplace with pebble effect electric fire, storage cupboard with shelving, radiator.

Conservatory - 2.95m x 1.96m (9'8" x 6'5")Double glazed windows to both sides and rear, double glazed doors to side and rear. Sloping polycarbonate roof, wall light points.

Kitchen - Fitted with a modern matching range of wall and base mounted units and drawers with roll edge work surface over and under unit lighting. One and a half bowl stainless steel sink unit with mixer tap. Spaces for gas cooker, fridge, freezer and washing machine. Central heating boiler. Double glazed window to front enjoying sea views across the bay towards Brixham.



Bedroom One - 3.73m x 3.35m (12'2" x 10'11")Fitted wardrobes a long one wall with hanging rails and shelving Double glazed window to rear, radiator.

Bedroom Two - 3.71m x 2.54m (12'2" x 8'4")Double glazed window to rear, fitted double wardrobe with sliding doors. Radiator.

Bedroom Three - 3.28m x 2.13m (10'9" x 6'11")Double glazed windows to front and side, fitted double wardrobe. Radiator.

Shower Room - Fitted with a modern matching three piece white suite comprising of walk in shower cubicle with electric shower, low level W.C and pedestal wash hand basin. Ladder style radiator, part tiled walls, access to the airing cupboard.

Outside - To the front of the property the garden is laid to low maintenance with paving and gravelled areas enjoying a lovely open outlook. There is a block paved drive way which leads to the garage which has an up and over door. To the rear of the property is an enclosed garden with a concreted terrace, steps that lead up to the remainder of the garden which mainly lays to lawn and enclosed by panelled fencing. There is a green house, garden shed and the garden is planted with a variety of maturing shrubs and plants.

## Address

Purbeck Avenue, Torquay, TQ2 6UL

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'C'

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

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

info@taylorsestates.co.uk  
01803 663561

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.