



Lydwel Park Road | Torquay | TQ1 3TQ

Asking Price Of £525,000

Tucked away within the sought-after Wellswood area is this spacious 3 bedroom detached bungalow. "Fair View" is located towards the end of this quiet cul-de-sac and is fortunate to enjoy some delightful sea views over the bay towards Exmouth and Sidmouth. The property boasts a large bright lounge, dining room, kitchen/breakfast room, 3 spacious bedrooms with the master being en-suite plus a family bathroom. There are two large under house rooms perfect for conversion to an annexe or additional accommodation but equally useful as they are for a games room, study, gym etc. A double garage and driveway provides ample off road parking plus there are low maintenance gardens having a sunny position. Although requiring some limited modernisation this will make a delightful home in a highly desirable area. No chain involved.

- CUL-DE-SAC
- ENSUITE
- DOUBLE GARAGE
- SEA VIEWS
- 3 BEDS
- DETACHED BUNGALOW



Porch

Double-glazed French doors. Glazed door and coloured glass brick side panel to.

Hallway

A wide 'T' shaped reception hall with built in coat/store cupboard to one wall. Radiator. Phone point. Airing cupboard housing lagged hot water tank with slatted shelving over. Digital programmer for central heating and hot water. Courtesy door to garage.

Lounge - 8.3m x 3.9m (27'2" x 12'9")

A large lounge having a triple aspect and double-glazed windows to three elevations. From the lounge are some superb sea views across Torquay and out towards the coastal towns of Exmouth and Sidmouth. Three radiators. TV point. Two wall light points. Patterned glass divide with coloured brick blocks at lower level. Patio doors leading onto sun room.

Dining Room

A generously proportioned room with ample space for a 6–8-seater dining set and space for side boards and book cases, etc. Double-glazed windows enjoying sea views similar to the lounge. Radiator. TV point. Serving hatch to kitchen.

Kitchen/ Breakfast Room

Another good-sized room fitted with a range of matching wall and base units with windows over. Built in AEG electric hob, Hotpoint double oven and grill. Integrated Whirlpool fridge freezer. Breakfast bar area with serving hatch to dining room. Double glazed window with sea views over the locality to Exmouth and Sidmouth. Glazed door to sun room. Radiator.

Sun Room - 12m x 1.3m (39'4" x 4'3")

A long sun room running the full width of the property with double glazed windows and power and lighting. From here the sea views are enjoyable across Wellswood and out to sea to Sidmouth and Exmouth. A great place to sit, relax and enjoy the views. Security roller shutter to outside.

Bedroom One

A lovely bright double room with double glazed window offering sea views. There is a range of built in furniture which includes wardrobes, drawers and bedside cabinets. Radiator. T.V point. Door to.

Ensuite

A coloured suite with shower cubicle and electric shower fitment. Pedestal wash hand basin and close coupled WC. Tiled walls. Double glazed window.

Bedroom Three

Another double room with double glazed window to the front aspect. Radiator. Built in wardrobes to one wall with centre dressing table.

Bedroom Two

Again, a good-sized double with a range of built in wardrobes and chests of drawers. Double glazed window to side elevation. Radiator.

Basement Rooms

Accessed via patio doors from the garden or access hatch from the lounge.

Room One - 8.1m x 3.9m (26'6" x 12'9") Limited headroom to one side

A superb room which could be used for a variety of purposes from storage through to a gym or cinema room. Raised area with fitted store cupboard. Power and lighting. Double glazed patio doors to garden with security roller electric shutter. Access to underneath of property for maintenance/storage. Door to.

Room Two - 3.3m x 3.3m (10'9" x 10'9")

Another useful room with sink and WC (which are decommissioned at the moment). Built in cupboard. Access to underneath of property. Combined these rooms offer much potential and subject to planning, building regulations etc, it may be possible to create an annexe or studio accommodation.

Outside

To the front is a neatly kept lawn garden with a mix of plants and shrubs creating a vibrant display of colour. There is a side patio laid mainly to patio again with a variety of plants, trees and shrubs offering a relaxing place to sit.

To the rear is a garden area with raised vegetable planters and cold tap. Footpath to the front garden.

Cellar 4.7m x 4.3m (15'5" x 14'1") Limited Headroom
A useful cellar area with Baxi gas boiler. Power and lighting.

Parking

A double width driveway allows off road parking and it may be possible to increase this by using some of the front garden (subject to P. P, consents etc).

Double Garage - 5.2m x 4.4m (17'0" x 14'5")

A fantastic garage for the car enthusiast or hobbyist. Having power and lighting and a remote-control door. Courtesy door to the bungalow. Plumbing for washing machine and for a dryer with external vent. Various store cupboards. Wardrobe housing gas/electric meters. Double glazed window and door to outside.





Total area: approx. 248.1 sq. metres (2670.5 sq. feet)
Approx.
Plan produced using PlanUp.

Address

Lydwell Park Avenue, Torquay, TQ1 3TQ

Tenure

Freehold

Council Tax Band

F

EPC Rating

C

Contact Details

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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.