





11 Monterey Close

Torquay, Torquay

A detached four bedroom home situated in a sought-after location in Livermead presents an exceptional opportunity for prospective buyers searching for a family style home. With the advantage of no onward chain, the driveway parking and double garage equipped with power and plumbing provide convenience for residents. This home exudes a light and airy ambience throughout, accentuated by the spacious living room, separate dining room, and a delightful conservatory. The generously sized open plan fitted kitchen/breakfast room is complemented by a separate utility room, offering practicality for modern living as well as a downstairs WC. Four bedrooms provide ample accommodation, with the principal bedroom benefiting from en-suite facilities and a family bathroom/WC.

Outside, the rear garden was designed over 3 level tiers to maximise outdoor living potential. The first tier includes a South westerly facing sun deck, measuring an impressive 51'10" x 12'8", extending along the property's length. This deck offers breathtaking views over treetops to Cockington Valley and stretches out to encompass the sea and Brixham. Surrounding the sun deck are enclosed paved areas with raised borders, providing easy access to the front garden. A beautifully landscaped middle terrace features paved flooring and wrought iron railings, offering a built-in BBQ and raised borders adorned with a variety of shrubs, including an Olive tree and Honeysuckle. The



REAR GARDEN

The rear garden is arranged over 3 level tiers, the first comprising of a South westerly facing sun deck measuring 51'10" x 12'8" (15.80m x 3.90m) and stretching the length of the property enjoying enviable views over treetops to Cockington Valley and across the surrounding area to the sea and Brixham. The wooden deck is a great space for entertaining family and friends. To either side of the sun deck, there is access around the sides to enclosed paved areas with raised borders and gates onto the front garden. The middle terrace is paved and enclosed by wrought iron railings with a built-in BBQ and surrounding raised borders planted with a variety of established shrubs including Olive tree and Honeysuckle. The lower terrace is mainly lawned and very private with natural stone borders surrounding.

DOUBLE GARAGE

2 Parking Spaces

Benefits from lighting, power and plumbing.

DRIVEWAY

2 Parking Spaces



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The property occupies a much sought after position within Livermead and is only half a mile from the beautiful Torquay sea front, deep water marina and lively town centre which has a great selection of local restaurants and bars, shops and further amenities. Monterey Close is also within close proximity to local schools and both grammar schools and Torbay Hospital. There are useful bus routes nearby to connect to the neighbouring towns of Paignton, Brixham and Newton Abbot, as well as Torquay train station which offers connections to Newton Abbot, Exeter, Plymouth and beyond. The property is offered with vacant possession and an internal inspection is highly recommended to appreciate the size, position and potential the accommodation boasts.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

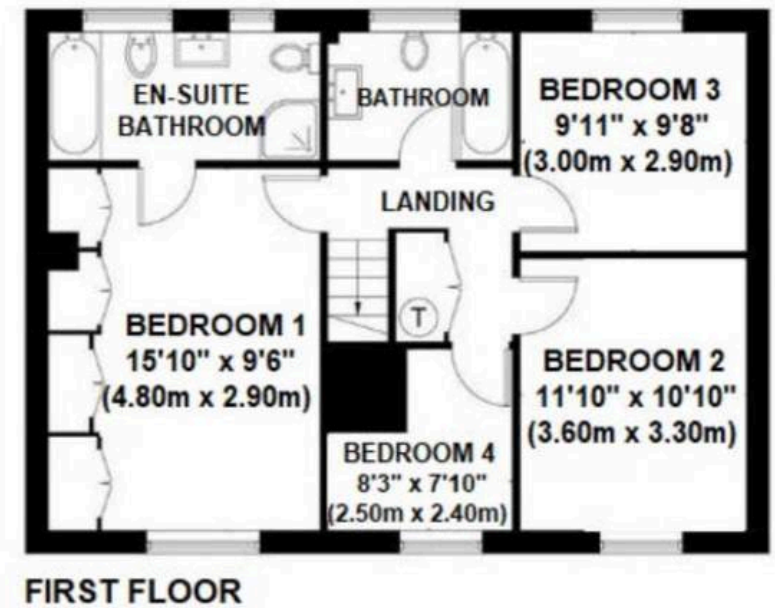
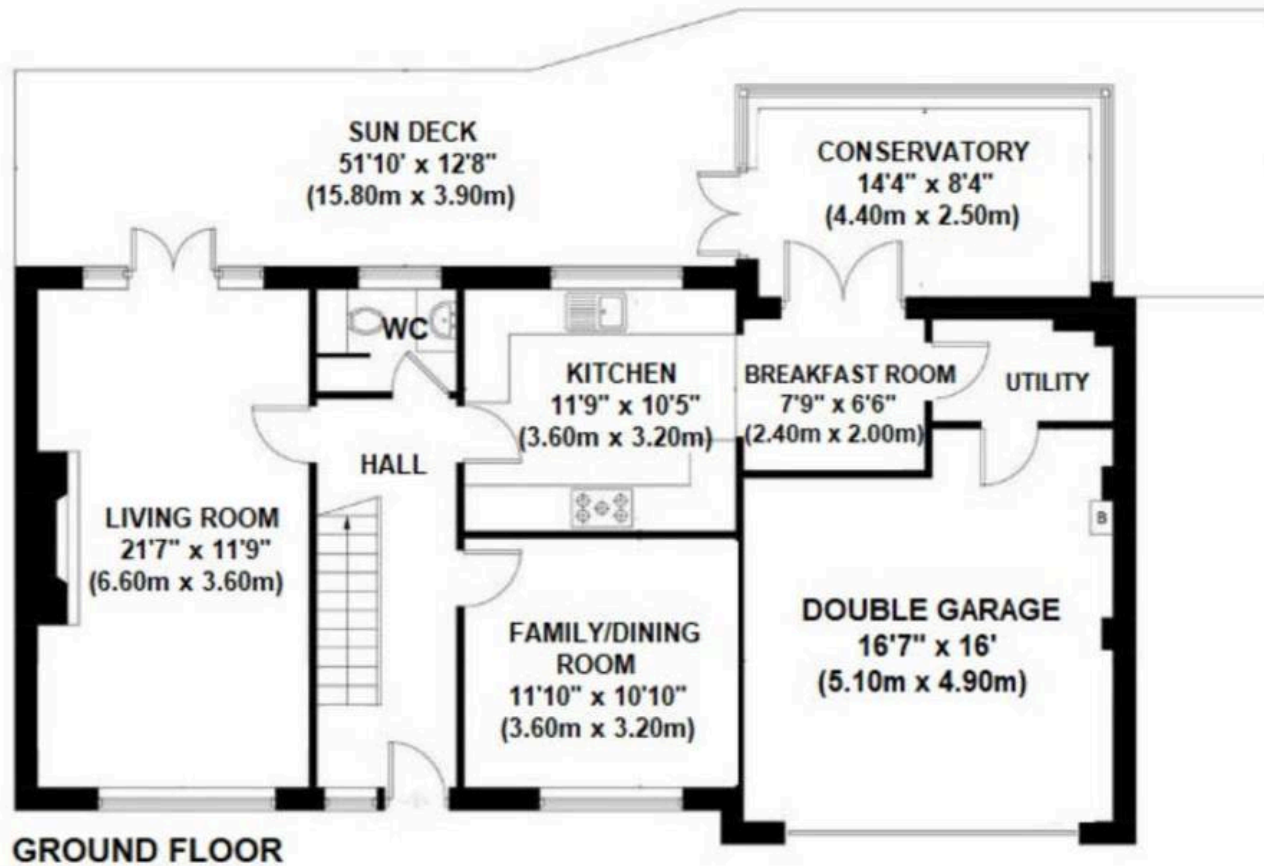
EPC Environmental Impact Rating: D







TOTAL FLOOR AREA: 1726 sq.ft (160.3 sq.m)





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