



6 PURBECK AVENUE, LIVERMEAD, TORQUAY, TQ2 6UL

Pincombe's
estate agents



A DETACHED BUNGALOW WITH SEA VIEWS ACROSS TO PAIGNTON & BENFITTING FROM A GOOD SIZE SOUTH FACING REAR GARDEN

Purbeck Avenue is a popular residential address within the sought after area of Livermead and is conveniently situated within a short walking distance to local shops and amenities. Manscombe Woods can be found within half a mile with public footpath to the beautiful open parkland at Cockington Country Park, and the nearest beach at Hollicombe is a few minutes away, with pedestrian access to the scenic southwest coastal path.

The property is offered for sale with the benefit of no onward chain and enjoys lovely views across the sea towards Paignton from principal rooms. The accommodation comprises Hallway, triple aspect Lounge/Diner opening out to the rear garden, fitted Kitchen/Breakfast room, 3 Bedrooms (Master En-suite) and a Bathroom. Outside, there is a driveway leading to an integral Garage with adjoining front garden, and to the rear, a good size south facing private garden which enjoys the views over Livermead and the sea across to Paignton.

VIEWING RECOMMENDED

The Accommodation Comprises:

GROUND FLOOR UPVC door with frosted glazed inset and matching side panel into:

HALLWAY Inset spotlights. Hatch to roof space. Vertical radiator. Built-in cupboard housing the lagged cylinder with slatted shelving over.

LOUNGE/DINER 22'7" x 10'10" (6.89m x 3.31m) A spacious room benefitting from a triple aspect and lovely sea views. UPVC double glazed high-level window to side. Inset spotlights. Coved ceiling. T.V. aerial point. Radiator. Obscure glass block window to side. UPVC double glazed picture window to rear enjoying sea views, across to Paignton. Vertical radiator. UPVC sliding doors and adjoining window to the deck and rear garden.

KITCHEN/BREAKFAST ROOM 19'1" x 7'3" (5.82m x 2.22m) Worksurfaces to 3 sides with gloss storage cupboards beneath. Wall cupboards. Inset 1.5 stainless steel sink, drainer unit. 4-ring electric hob with stainless steel extractor hood over. Built-in oven. Part tiled walls. Integrated dishwasher. Plumbing and space for washing machine. Inset spotlights. T.V. aerial point. Floor-to-ceiling glazed panel to Hall. Built-in storage cupboard with shelving and light. UPVC double glazed window to front and UPVC double glazed window to side. Double wooden opening doors to Lounge/Diner. Personal door to integral Garage.



MASTER BEDROOM 12' x 11'1" (3.66m x 3.37m)

UPVC double glazed picture window to rear, overlooking the garden and across the sea to Paignton. T.V. aerial point. Radiator. Fitted dresser with chest-of-drawers. Built-in wardrobes. Coved ceiling. Door into:

EN-SUITE SHOWER ROOM

Fully tiled cubicle with Aqualisa shower and glazed folding door. Wall mounted wash basin. Low level W.C. Extractor fan. Tiled walls. Obscure glazed window to side.

BEDROOM 2 12'4" x 8'9" (3.75m x 2.66m)

UPVC double glazed window to rear with a pleasant outlook over the garden and to the sea beyond. Coved ceiling. Radiator. T.V. aerial point.

BEDROOM 3 10'1" x 7'2" (3.08m x 2.18m)

UPVC double glazed window to front. Radiator. Coved ceiling. T.V. aerial point.

BATHROOM

Panelled bath with shower attachment. Gloss vanity unit with inset wash basin and cupboards beneath. Light and shaver point. Low level W.C. Tiled walls. Heated towel rail. Inset spotlights. UPVC obscure glazed window to side.

OUTSIDE The property is approached via a driveway to the front which leads to a:



GARAGE 13'5" x 8' (4.08m x 2.43m) Power and light. Fusebox. Meters. Wall mounted gas boiler. Water tap. Glazed window to side.

The front gardens are enclosed by established hedging and comprise a sloping paved garden with adjoining low wall to one side. Pathways lead around either side of the property to the rear.

The south facing rear garden is enclosed by stone walls and feature a raised **DECK** with 2 steps down to the main garden. There is a large crazy paved terrace with ample space for garden furniture and surrounding borders planted with established shrubs. Vegetable patch. Greenhouse.

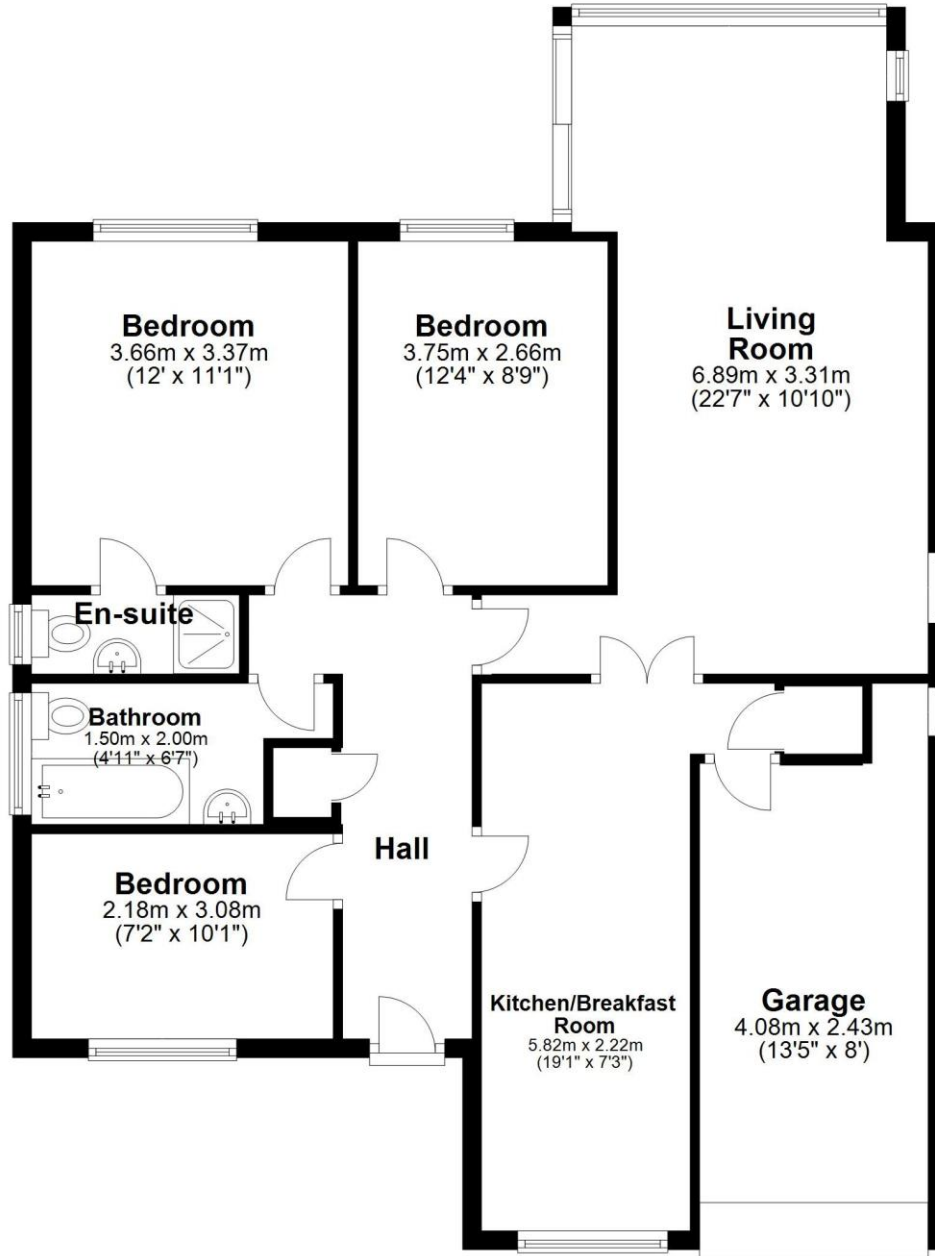
ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band D



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		