



8 WINSFORD ROAD, LIVERMEAD, TORQUAY, TQ2 6UG

Pincombe's
estate agents



A 4 BEDROOM DETACHED HOUSE WITH A SOUTH FACING REAR GARDEN OFF ROAD PARKING & GARAGE – NO ONWARD CHAIN

Situated in the favoured Livermead area of Torquay, this detached House is convenient for local amenities including shops and a primary school, as well as enjoying easy access to the beautiful Cockington Country Park via Manscombe Woods which is a few minutes' walk from the property. The home offers good size accommodation which would benefit from updating, so ideal for Applicants looking to transform a property into a lovely family home. **GROUND FLOOR** – Hallway, Lounge, Dining room, Kitchen, Utility and Cloakroom. **FIRST FLOOR** – Master Suite with Bedroom and En-Suite Shower room, 3 further Bedrooms, Office, and family Bathroom. Outside, there is off road Parking, a Garage and lawned garden, and to the rear, a level south facing garden with paved terrace and lawn.

Torquay sea front and promenade are located approximately one mile away offering waterfront dining, parks and gardens, and a good choice of both indoor and outdoor leisure facilities. The beauty of the coast is enjoyed from the various beaches in the area including Hollicombe, Torre Abbey Sands and Meadfoot where there is also access to the scenic Southwest coast path. For travelling and commuting, Torquay railway station is situated just off the sea front with regular services to Exeter and London Paddington.

The Accommodation Comprises:

GROUND FLOOR

Wooden door with glazed inset and matching side panel opening to:

COVERED ENTRANCE PORCH Tiled floor. Light. Wooden door with obscure glazed inset and adjoining side panel into:

HALLWAY Stairs rising to first floor accommodation. Understairs storage cupboard. Radiator.

LOUNGE 19'6" x 11'11" (5.95m x 3.63m) 2 x Picture windows to front overlooking the garden. Radiator. T.V. aerial point. Slate fireplace extending to one side to form a display shelf. Coved ceiling. Wooden sliding door with glazed panel through to:

DINING ROOM 16'9" x 15'8" (5.11m x 4.77m) max Windows to front and rear overlooking the gardens. Wall mounted gas heater. Coved ceiling. Radiator. Sliding doors opening out onto the rear garden.

KITCHEN 12'4" x 10'5" (3.75m x 3.17m) Worksurfaces to 3 sides with inset 1.5 stainless steel sink, drainer unit and storage cupboards beneath. Eye level units. Built-in cupboard providing ample storage. Space and plumbing for dishwasher. Space for oven with part tiled walls. Extractor hood. Gas boiler. Window to rear overlooking the garden. Radiator. Wooden door with obscure glazed panel into:



UTILITY 10'7" x 5'1" (3.23m x 1.56m) Worktop with space and plumbing for washing machine and space for tumble dryer beneath. Wall cupboards. Night storage heater. Window to rear overlooking the garden. Door to rear garden. Sliding wooden door to:

CLOAKROOM Low level W.C. Pedestal wash basin with tiled splashback. High level window to side.

HALF LANDING Step upto:

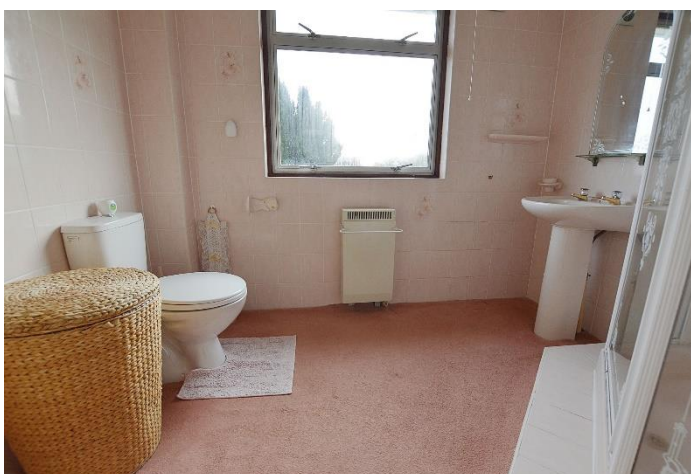
OFFICE 6'1" x 5'7" (1.86m x 1.71m) Obscure glazed window to rear overlooking the garden. Covered ceiling.

FIRST FLOOR

LANDING 2 x Built-in cupboards with shelving and storage space.

MASTER SUITE 14'6" x 13'9" (4.42m x 4.19m) max Windows to front overlooking the garden. Night storage heater. Range of fitted wardrobes with central dressing unit and storage drawers. Built-in shelving. Coved ceiling. Hatch to roof space. T.V. aerial point. Folding doors to:

EN-SUITE SHOWER ROOM Fully tiled corner cubicle with Triton shower and glazed door. Pedestal wash basin. Low level W.C. Night storage heater. Extractor fan. Tiled walls. Window to rear enjoying widespread sea views towards Paignton and Brixham.



BEDROOM 2 16'4" x 8'9" (5.01m x 2.66) Window overlooking the front garden, and window to side enjoying a pleasant outlook to woodland. Radiator.

BEDROOM 3 13'5" x 10'7" (4.10m x 3.23m) Window overlooking the front garden. Radiator. Range of fitted wardrobes, chest of drawers and vanity unit.

BEDROOM 4 10'9" x 9'3" (3.27m x 2.81m) max Window to rear with lovely sea views across to Paignton. Radiator. Hatch to roof space.

BATHROOM Corner bath with Gainsborough shower over and tiled surrounds. Pedestal wash basin. Low level W.C. Tiled walls. Radiator. Obscure glazed window to rear.

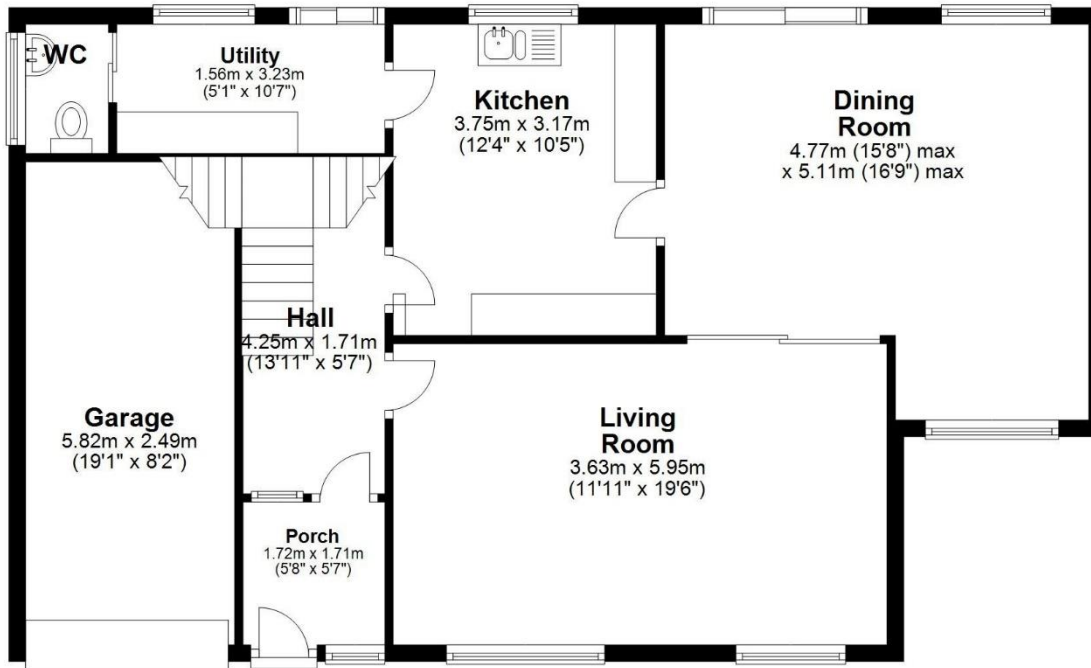
OUTSIDE The property is approached via a paved driveway leading to:

GARAGE 19'1" x 8'2" (5.82m x 2.49m) Up and over door, power and light. Gas boiler. Fuseboard. Gas and electric meters. Water tap.

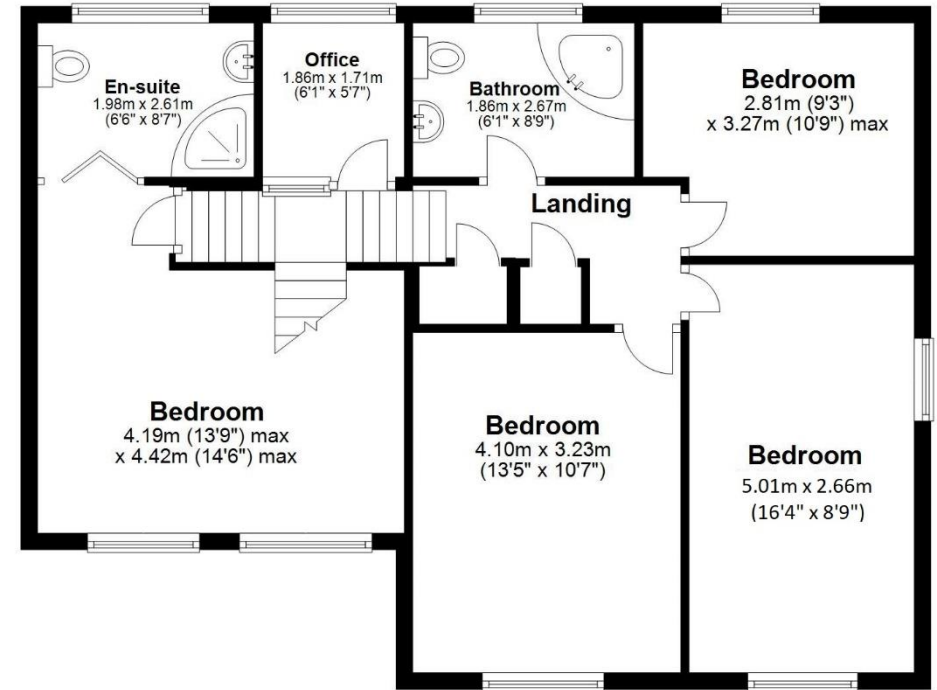
The garden adjoining the driveway is mainly lawned with shrubs. Exterior light. To the side of the Garage, a pathway leads to the rear garden, which is south facing and level, comprising of a good size paved Terrace and lawned garden. The lawn is surrounded by a variety of established plants and trees, including an orange tree.



Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE – Freehold
COUNCIL TAX – Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	