



14 BROADPARK ROAD, LIVERMEAD, TORQUAY, TQ2 6TB

Pincombe's
estate agents



**A SPACIOUS DETACHED HOUSE WITH MAGNIFICENT VIEWS OVER LIVERMEAD & ACROSS THE SEA FROM TORQUAY MARINA & ROCK END TO BRIXHAM –
VIEWING RECOMMENDED**

A handsome and deceptively spacious detached House enjoying a beautiful panorama towards the sea and situated in this tree lined road within the popular residential area of Livermead. The property comes to market with the benefit of no onward chain and offers a total living area of 1840.63 sq. ft (171 sq. m) The accommodation comprises: **GROUND FLOOR** Large Hallway, triple aspect Living room opening onto a composite Balcony, fitted Kitchen/Breakfast room, Utility Room, Dining Room and Sitting room. **FIRST FLOOR** Master Bedroom En-Suite, opening to a composite Balcony with stunning sea views, 3 further Bedrooms and a family Bathroom. All, but one of the principal rooms enjoy stunning views over Livermead and out to sea, taking in Torquay Marina across to Berry Head in Brixham. **GARDEN LEVEL** 2 Additional rooms at garden level, which could be utilised to provide extra self-contained accommodation. **OUTSIDE** There is a driveway providing parking for 2 cars which lead to a Double Garage and the gardens surrounding the property comprise of lawns and a wide paved terrace with surrounding borders.

Ideally situated close to the sea front which is half a mile away, offering a choice of beaches including Corbyn Head and the Blue Flag awarded Torre Abbey Sands, there are also waterside restaurants, gardens and open greenspaces. A wide range of leisure pursuits are enjoyed in this area including tennis, bowls, and watersports, with indoor swimming and a gym found at the English Riviera Centre, located just off the sea front. Peaceful woodland walks can be found a few hundred yards away from the property at Manscombe Woods with a footpath through the trees to the 450 acres at Cockington Country Park. For commuting and travelling outside of the area, Torquay train station is half a mile away with regular services to Exeter and London, Paddington. A short drive to the ring road, allows easy access to the South Devon expressway, Exeter and the M5 motorway.

The Accommodation Comprises:

GROUND FLOOR

COVERED ENTRANCE Tiled floor. Coach light. Wooden front door with adjoining UPVC obscure glazed side panels into:

HALLWAY Coved ceiling. Radiator. Dog leg staircase rising to the first-floor accommodation. Understairs recess.

LIVING ROOM 19'5" x 14'9" (5.93m x 4.49m) Boasting a triple aspect and a light and spacious room. UPVC Georgian style bay window to front with deep sill. 2 x UPVC Georgian style windows to side. Coved ceiling. 2 x Radiators. Stone fireplace with inset optimyst electric fire. T.V. aerial point. UPVC sliding doors to:

COMPOSITE BALCONY Overlooking the rear garden and beyond, with views over the sea towards the marine and harbourside. Stainless steel post and rail with glazed panels. Staircase with handrail and glazed panels to garden.

SITTING ROOM 13'9" x 11'11" (4.18m x 3.64m) UPVC Georgian style window to front. Coved ceiling. Radiator.

KITCHEN/BREAKFAST ROOM 14'11" x 11'3" (4.54m x 3.42m) Grey worksurfaces with cream gloss storage units beneath including corner cupboards. Matching range of eye-level units. Inset Franke 1.5 bowl sink, drainer unit. Part tiled walls. Radiator. Fitted appliances



including dishwasher, fridge/freezer and Rangemaster cooker with extractor hood over. UPVC picture window to rear overlooking the garden and beyond, across the sea to Torquay marina.

INNER HALLWAY Obscure glazed high-level window.

UTILITY 8'6" x 6'1" (2.58m x 1.85m) Worktop with space and plumbing for washing machine and space for tumble dryer beneath. Coved ceiling. Extractor fan. Part tiled walls. Radiator. Pedestal wash basin. Low level W.C. UPVC window to rear with sea views.

DINING ROOM 14'6" x 12'2" (4.42m x 3.72m) UPVC double glazed picture window to rear enjoying sea views across to the marina and Rock End. Coved ceiling. Radiator. Personal door to Garage.

FIRST FLOOR

MEZZANINE STYLE LANDING Overlooking the Hallway below. Wooden balustrade and spindles. UPVC Georgian style picture window to front. Coved ceiling. Hatch to roof space. Fitted airing cupboard housing the water cylinder with slatted shelving over.

MASTER BEDROOM 14'8" x 12'11" (4.48m x 3.94m) Range of built-in wardrobes with mirrored doors. Radiator. Coved ceiling with central ceiling rose. T.V. aerial point. UPVC door with glazed panels and opening windows to either side, leading out onto:

COMPOSITE BALCONY 10'8" x 6'2" (3.25m x 1.87m)



Enjoying a superb panorama from Woodland and across Livermead to fields in the distance and then over the sea to Torquay marina and across to Brixham. Stainless steel post and rail with glazed panels.

EN-SUITE SHOWER ROOM Fully tiled cubicle with Triton shower and glazed folding door. Pedestal wash basin. W.C. Tiled walls. Extractor fan. Radiator. UPVC obscure glazed window to front.

BEDROOM 12'9" x 11'11" (3.88m x 3.64m) max UPVC Georgian style picture window to front. Radiator. Coved ceiling.

BEDROOM 12'2" x 12' (3.72m x 3.66m) max UPVC double glazed window to rear with views over Livermead and woodland, across the sea to Brixham and Torquay. Coved ceiling. Radiator.

BEDROOM 11'5" x 9'9" (3.49m x 2.96m) UPVC double glazed window to rear with views over Livermead and out to sea. Radiator. Coved ceiling.

BATHROOM 'P' shaped panelled bath with Mira shower over and glazed screen. Pedestal wash basin. Low level W.C. Tiled walls. Extractor fan. Radiator. Fitted mirror with feature LED lighting. UPVC obscure glazed window to front.

OUTSIDE The property is approached via wrought iron double opening gates to a **DRIVEWAY** providing parking for approx. 2 vehicles, leading to:



DOUBLE GARAGE 17'5" x 16'2" (5.30m x 4.94m) Power, light and water tap

There is access either side of the property to the rear garden which features a good size paved terrace and adjoining lawned garden with planted borders. Outside lighting. External power. Water tap. The garden is enclosed by wooden fencing on both sides, offering privacy.

Offering self-contained access from the main property, the garden rooms could be utilized to form additional accommodation (subject to the usual planning requirements) From the paved terrace:

GARDEN ROOM 1 23'11" x 11'2" (3.41m x 7.30m)
UPVC door with obscure glazed panel. Power and light. Water tap. Ideal gas boiler. Worksurfaces to 2 sides with inset stainless-steel sink, drainer unit. Part tiled walls. UPVC double glazed window to rear overlooking the garden and beyond to the sea. 2 x Large storage areas (restricted head height).

GARDEN ROOM 2 14'5" x 12'2" (4.40m x 3.72m)
UPVC door with obscure glazed panel. Light and power. UPVC floor to ceiling obscure glazed window.

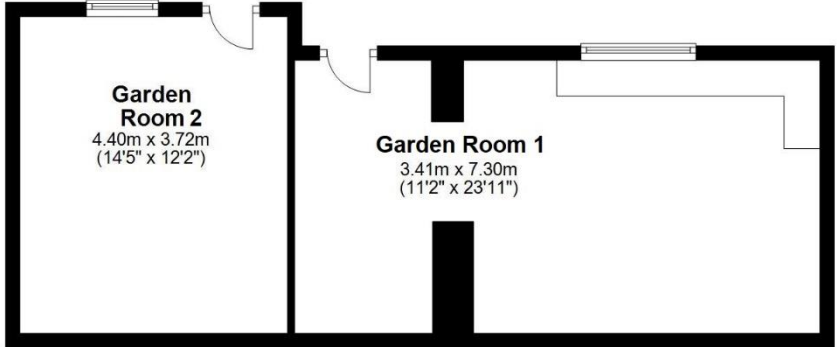
ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band G Torbay Council

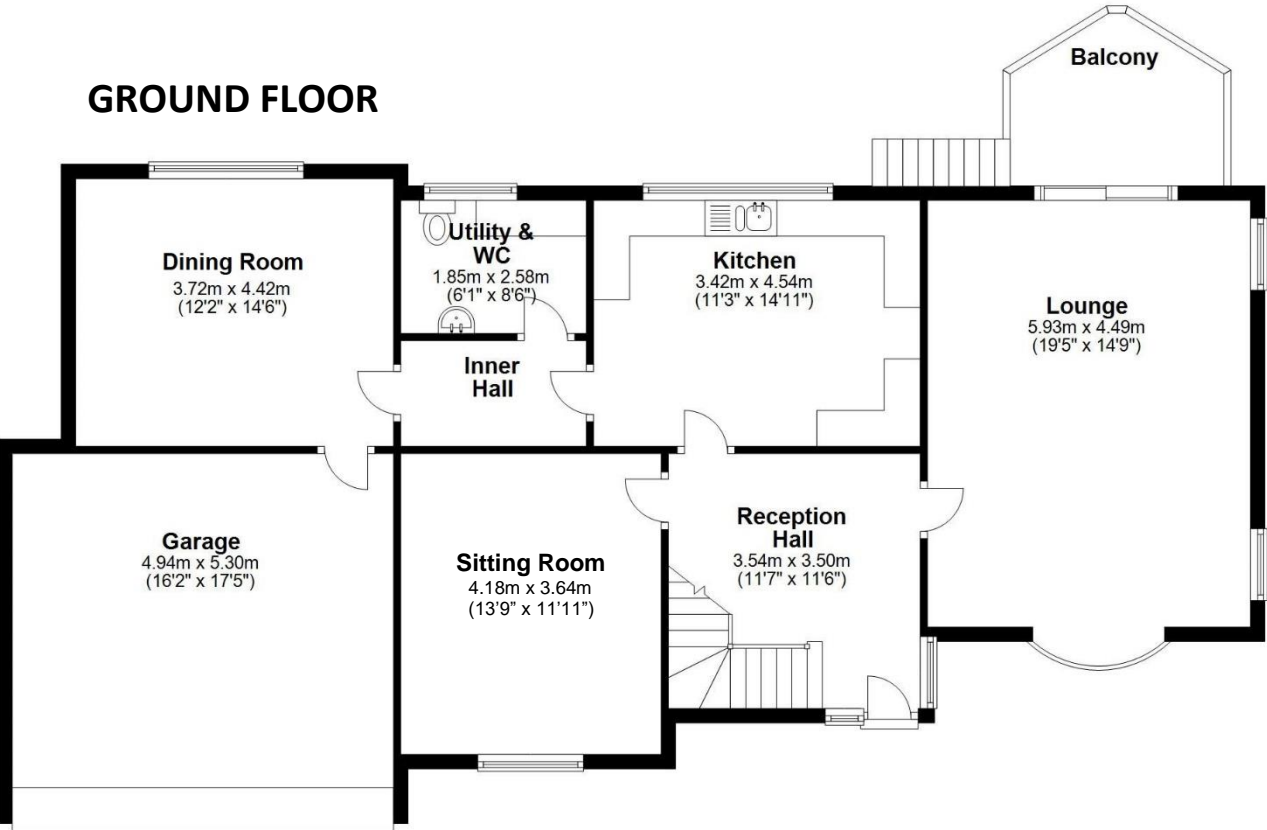


GARDEN LEVEL



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

GROUND FLOOR



FIRST FLOOR

