



58 MEAD ROAD, LIVERMEAD, TORQUAY, TQ2 6TJ

Pincombe's  
estate agents





**A DETACHED DORMER BUNGALOW ENJOYING A CORNER PLOT LOCATION, WITH STUNNING VIEWS ACROSS THE SEA TO THE HARBOURSIDE & COASTLINE BEYOND**

This detached dormer Bungalow comes to market with the benefit of no onward chain and is situated in a sought after Livermead residential address, close to amenities including shops at Roundhill Road and Preston Down Road, a primary school, and local walks at Scadson Woods and Manscombe Woods. Cockington Country Park and Torquay sea front promenade are located about a mile away from the property, and offer a range of activities and facilities such as country walks and nature trails, shopping, waterside dining and sports including yachting, tennis, golf, an indoor swimming pool and gyms. Torquay railway station is a few minutes car journey, situated just off the sea front and provides regular running services to Exeter, Manchester, and London Paddington.

The Bungalow will be of interest to applicants seeking a property to update and transform into a lovely home, as it does require some works to modernise and decorate in parts. The accommodation is ample in size totalling 2805.6 sq.ft (260.6 sq.m) and comprising: Hallway, Lounge/Diner opening out onto a covered Verandah, Kitchen/Breakfast room, Cloakroom and 3 double Bedrooms on the ground floor, and on the first floor, a Master suite with Bedroom opening out onto a Balcony enjoying a superb panorama over the sea to the harbourside, and a spacious En-suite Bathroom. The Bungalow sits on a corner plot and benefits from enclosed, mature gardens comprising terraces, gravelled garden areas and a large, covered verandah from where you can sit and appreciate the peaceful location, whilst enjoying the sea views. There is parking for several vehicles on a long driveway which leads to a 33' Garage/Workshop.



## The Accommodation Comprises:

### GROUND FLOOR

UPVC door with obscure glazed inset and matching side panel into:

**HALLWAY** Stairs rising to upper floor accommodation. Coved ceiling. Built-in storage cupboard with hanging rail and high-level cupboards over.

### LOUNGE/DINER 23' x 19'5" (7.00m x 5.92m)

**LOUNGE AREA** - UPVC double glazed window stretching the width of the room overlooking the garden verandah with stunning views beyond to the sea, Torquay marina and coastline. UPVC door leading out onto the verandah. Coved ceiling. Feature exposed brick wall and chimney hood with raised brick and wooden plinth beneath for display and gas fire. Archway through to: **DINING AREA** - UPVC double glazed window overlooking the garden. Coved ceiling.

**KITCHEN/BREAKFAST ROOM 23' x 13'2" (7.00m x 4.90m) max** 'L' shaped worksurface with inset 1.5 bowl sink unit and range of storage cupboards beneath. Part tiled walls. Built-in larder cupboards with shelving and storage space. Built-in oven and 4-ring gas hob with extractor hood over. Space for fridge/freezer. Plumbing and space for dishwasher. Space and plumbing for washing machine. Warm air heating system and controls. UPVC double glazed window overlooking the garden. Tiled floors. Space for kitchen table. UPVC double glazed window with lovely views across the sea towards Torquay marina. Door to:





**REAR PORCH** 2 x Built-in storage cupboards with shelving, one housing the gas meter and fusebox. UPVC door to garden.

**BEDROOM 11'4" x 10' (3.50m x 3.04m)** UPVC double glazed window overlooking the garden. Covered ceiling. Built-in wardrobes. Pedestal wash basin with tiled splashback.

**BEDROOM 11'2" x 10'4" (3.40m x 3.15m)** UPVC double glazed window overlooking the garden. Pedestal wash basin with tiled splashback. Covered ceiling. Built-in wardrobes.

**SHOWER ROOM** Fully tiled walk-in cubicle with Triton shower and glazed sliding door. Vanity unit with inset wash basin and storage cupboards under. Low level W.C. Tiled walls. Heated towel rail. Tiled floor. UPVC obscure glazed window.

**CLOAKROOM** Low level W.C. Fully tiled walls. Tiled floor. UPVC obscure glazed window.

**BEDROOM 22'4" x 15'7" (6.81m x 4.76m) max** A triple aspect. UPVC double glazed window with superb views across the sea to Torquay marina. Baxi wall heater. 2 x UPVC double glazed picture windows with a pleasant outlook over the garden verandah.

Stairs rising to:

**HALF LANDING** Access to **EAVES STORAGE** stretching the length of the property, with light. Stairs continuing upto:





## MASTER SUITE

**BEDROOM 19' x 17'10" (5.50m x 5.4m) max** Featuring 2 x sets of UPVC patio sliding doors at either end of the room, which lead out on to a **PAVED BALCONY** enclosed by wrought iron railings and enjoying a beautiful widespread view over the area to the sea, and across to the marina and coastline. Coved ceiling. Eaves storage cupboard. Range of built-in wardrobes providing ample storage space. Door to:

**EN-SUITE BATHROOM** Panelled bath with tiled surrounds. Separate corner shower cubicle with Mira shower and glazed folding door. Pedestal wash basin with tiled splashback. Low level W.C. Bidet. UPVC obscure glazed window.

**OUTSIDE** The property is situated on a corner plot with established gardens enjoying views across to Torquay marina and the coastline beyond. The gardens mainly comprise of crazy paved terraces and gravelled garden areas with surrounding borders, mature shrubs, trees, and hedging. There is also a **LARGE, COVERED VERANDAH** (with access from the Lounge/Diner) providing ample space for garden furniture to sit and enjoy the peaceful ambience.

A long driveway with space for approx. 3 vehicles, leads to a **GARAGE/WORKSHOP 33'11" x 9'6" (10.34m x 2.90m)** with electric up and over door. Personal door to garden.



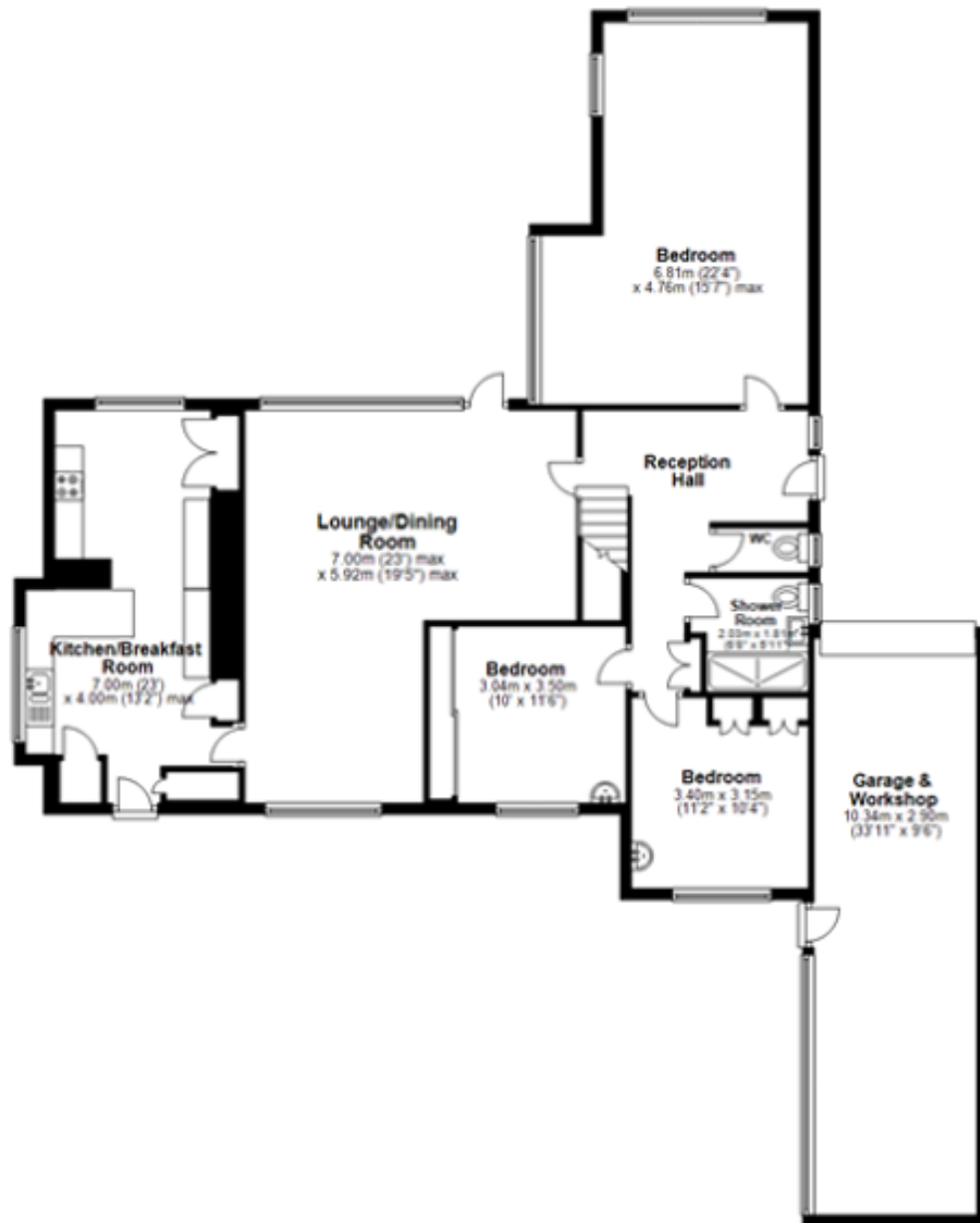




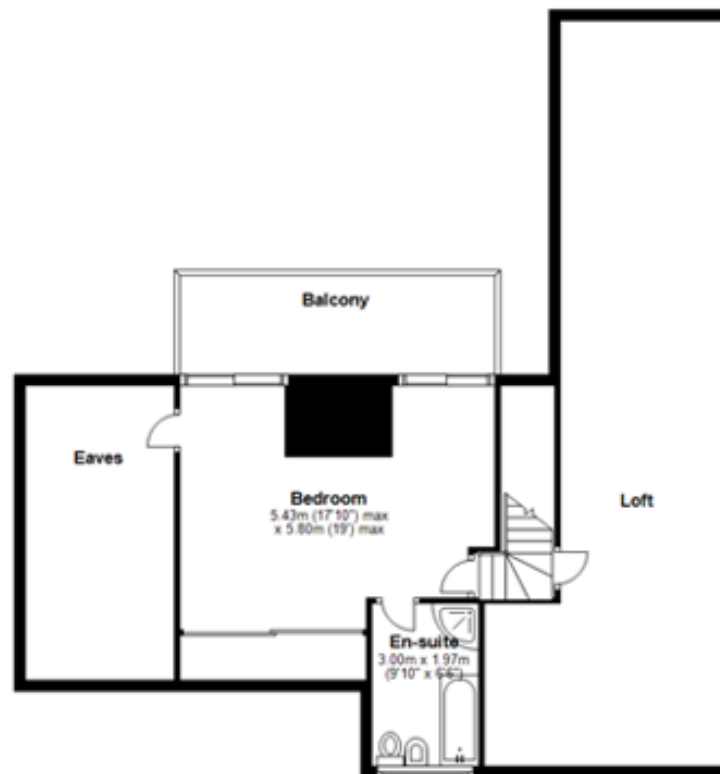
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**Ground Floor**  
Approx. 188.4 sq. metres (1715.6 sq. feet)



**First Floor**  
Approx. 101.3 sq. metres (1089.9 sq. feet)



Total area: approx. 260.6 sq. metres (2805.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	18	34
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**ADDITIONAL INFORMATION**

**TENURE** – Freehold  
**COUNCIL TAX** – Band F  
**HEATING** – Warm Air System

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.