



47 BROADLEY DRIVE, LIVERMEAD, TORQUAY, TQ2 6UE

Pincombe's
estate agents



A SUBSTANTIAL 4 BEDROOM DETACHED HOUSE ENJOYING A LOVELY PANORAMA ACROSS LIVERMEAD TOWARDS ST MARYCHURCH & THE SEA

We are delighted to offer for sale this detached family home offering spacious accommodation totalling a floor area of 1767.1 sq ft (164.2sq.m). The accommodation is presented over 2 levels comprising a 15' Entrance Hall, Cloakroom, Utility, magnificent open plan Living room/Dining room/fitted Kitchen enjoying a triple aspect, 21' Master Bedroom with En-Suite Shower Room, 3 additional double Bedrooms and a Bathroom. The Bedrooms enjoy direct access to the gardens, the rear rooms via a terrace with a pleasant outlook over the surrounding area. Outside, the enclosed gardens are private and ideally presented for entertaining and alfresco dining, the rear gardens comprising of several terraces and composite seating areas surrounded by attractive raised borders and the front garden, a large resin courtyard with ample space for garden furniture to sit and relax. A driveway provides off road parking for several vehicles, and there are 2 x large store rooms/workshops, one benefitting from an electric EV charging point.

Situated in a highly sought after residential area and ideally located for a number of amenities including shops and a school, the property also benefits from easy access to the nearby Manscombe Woods for tranquil woodland/countryside walks. 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 Southwest coast path.

The Accommodation Comprises:

ENTRANCE LEVEL UPVC Door with frosted panel into:

SPACIOUS ENTRANCE HALL 15'9" x 12'3" (4.80m x 3.73m) 2 x Tall UPVC double glazed vertical windows to front with inset spotlight and granite sills. Inset LED floor lights. Bespoke staircase featuring glass handrail and running LED skirting lights, descending to Garden Level. Radiator. Hatch to loft space.

CLOAKROOM UPVC obscure glazed window with deep granite sill. Low level W.C. Slimline wash basin. Inset spotlights. Fully tiled walls. Tiled floor.

UTILITY 10'4" x 6'9" (3.15m x 2.06m) 'L' shaped work surface with inset stainless-steel sink, drainer unit and cupboards under. Space and plumbing for washing machine. Wall mounted Ideal gas boiler. Tiled floor. Radiator. Inset spotlights. Door to Store room/Workshop. *The Utility and Store/Workshop could easily be reverted back into a Garage, if required.*

OPEN PLAN LIVING/DINING ROOM & FITTED KITCHEN
A fantastic family space enjoying a triple aspect, and views out over trees to the valley beyond.

LIVING ROOM 21'11" X 11'7" (6.69m x 3.54m) UPVC sliding doors opening out onto Juliet balcony to the rear, with views over treetops towards the sea. UPVC window with deep granite sill. Feature wood burner with tiled black gloss surround and matching gloss log store beneath. Inset spotlights. Radiator. Tall UPVC



double glazed vertical window to side with granite sill.
High level UPVC double glazed window with granite sill.

DINING ROOM 13' x 8'6" (3.95m x 2.60m) UPVC sliding doors onto Juliet Balcony, enjoying a lovely panorama over the surrounding area and towards the sea. 2 x Radiators. Through to:

KITCHEN 14'4" x 13' (4.36m x 3.95m) Dark granite worksurfaces featuring glass splashbacks with inset sink, drainer unit and wide storage drawers under. Comprehensive range of storage units including tall cupboards and eye-level units with frosted glazed doors. Integrated fridge/freezer. Built-in Siemens oven and combination microwave. Breakfast bar island unit with inset Siemens induction hob and De Dietrich downdraft extractor. Fitted dishwasher. Wine rack with storage cupboards beneath. T.V. aerial point. Inset spotlights. Radiator. Tiled floors. UPVC sliding doors onto Juliet balcony to the rear which enjoys views across the surrounding area towards the sea. UPVC double glazed window to rear with deep granite sill.

GARDEN LEVEL

HALLWAY Inset spotlights. Large built-in storage cupboard with hanging rail and shelving above. Radiator.

MASTER BEDROOM 21'1" x 11'7" (6.69m x 3.54m) Enjoying a dual aspect with UPVC double glazed sliding doors opening out to the rear garden terrace and UPVC door onto the front garden/courtyard. 2 x Radiators. T.V. aerial point. Door into:



EN-SUITE SHOWER ROOM With Porcelanosa fittings – Large, fully tiled walk-in shower area with a glazed screen and tower shower. Wall mounted wash basin with light/shaver point and fitted mirror. Low level W.C. Fitted revolving mirrored storage unit. Fully tiled walls. Tiled floor with underfloor heating. Extractor fan. UPVC obscure glazed window to front. Spacious built-in understairs storage cupboard with light.



BEDROOM 2 14'4" x 13' (4.36m x 3.95m) UPVC double glazed sliding doors opening to the rear garden terrace and enjoying a lovely outlook over the garden to trees beyond. Inset spotlights. T.V. aerial point. Radiator.

BEDROOM 3 13'10" x 10'7" (4.23m x 3.23m) max UPVC door to front garden/courtyard. Radiator. *Planning permission has been passed for the addition of a window (May 2024).*

BEDROOM 4 13' x 8'6" (3.95m x 2.60m) CURRENTLY USED AS A STUDY - UPVC double glazed sliding doors opening to the rear garden terrace. Inset spotlights. 2 x Radiators. Deep built-in cupboard providing ample storage.

BATHROOM Panelled bath with rainfall shower head over and folding glazed screen. Wall mounted vanity unit with large inset wash basin and storage cupboard beneath. Light/shaver point. Back to wall W.C. with shelving over. UPVC obscure glazed window to side. Inset spotlights. Tiled walls. Chrome heated towel rail. Ceramic tiled floor with underfloor heating.



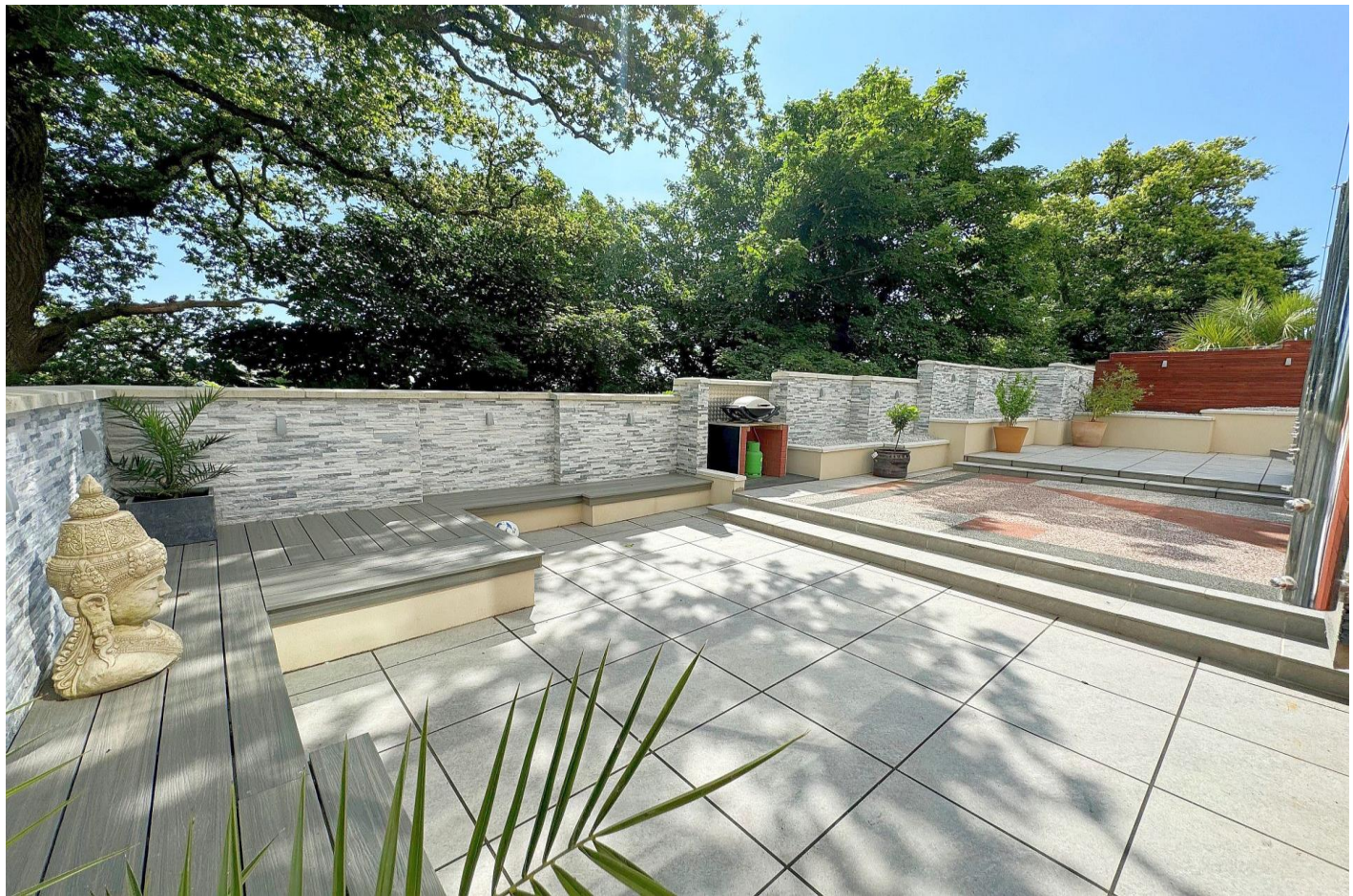
OUTSIDE The property is approached via a pillared driveway providing **OFF ROAD PARKING** for several vehicles. The adjacent garden is laid to gravel and bordered by a low wall, providing an ideal space for the display of plants. A wide resin pathway leads to the front door.

STORE ROOM/WORKSHOP 10'7" x 10'4" (3.22m x 3.15m) Remote controlled door. Electric EV charger point. Personal door to Utility. *The Store room/workshop and Utility could easily be reverted back into a Garage, if required.*

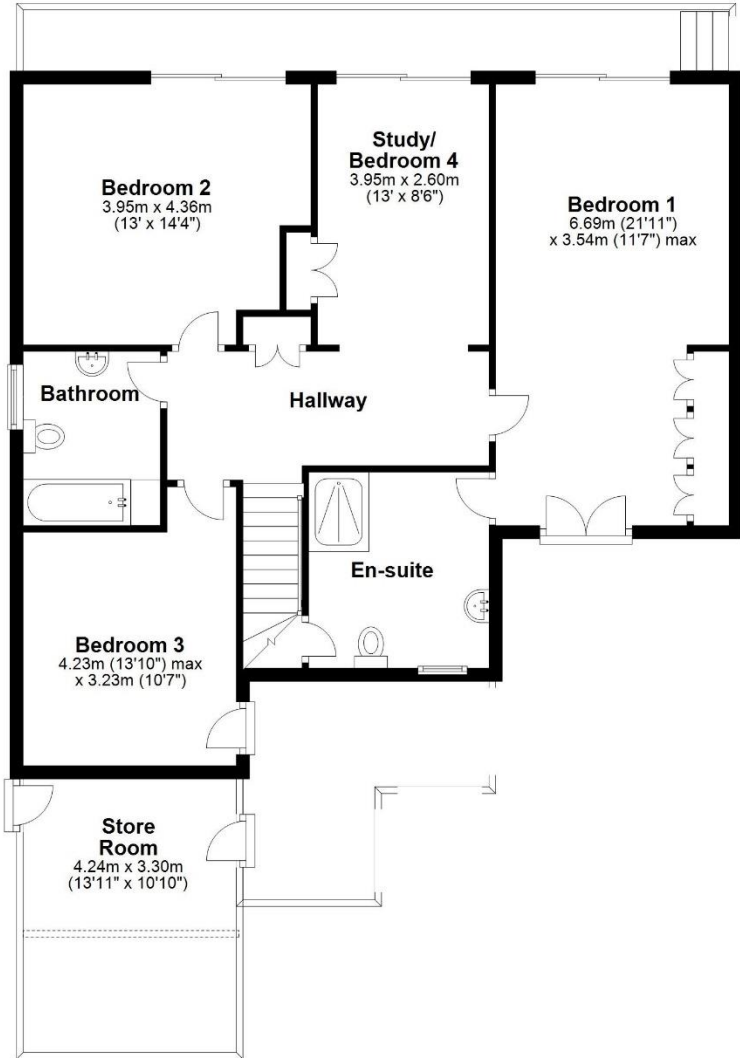
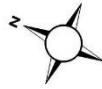
The enclosed front garden comprises of a sizeable resin courtyard garden surrounded by raised borders planted with granite chippings. The perfect spot for entertaining and relaxing, with exterior lighting and ample space for garden furniture.

UNDERHOUSE STORAGE 13'11" x 10'10" (4.24m x 3.30m) Light, worktop and UPVC door to side.

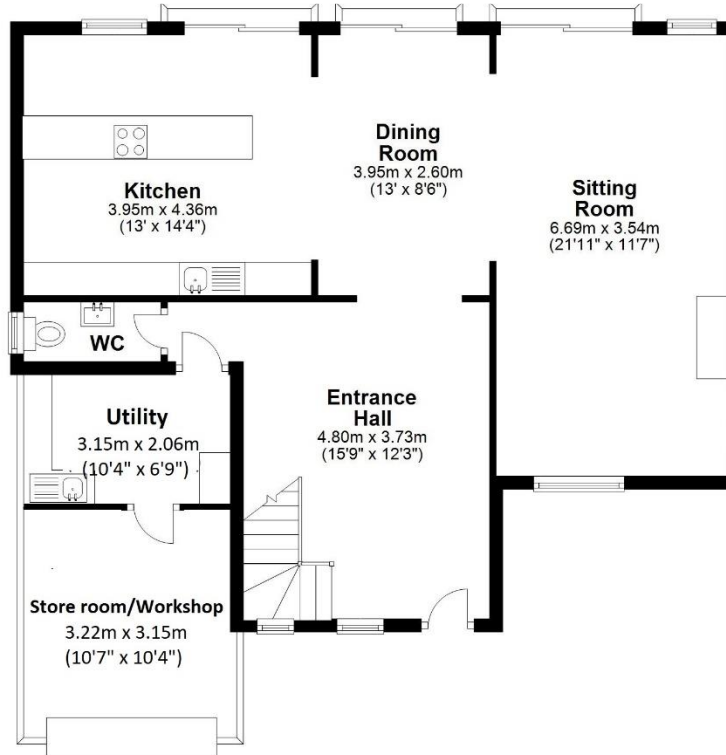
The rear garden has been thoughtfully designed to offer a private and peaceful retreat for entertaining, relaxing and alfresco dining, whilst enjoying lovely views across the area towards the sea. An impressive composite **GARDEN TERRACE** runs the length of the house bordered by glazed panels and balustrade, with steps leading down to the main garden. Here, there are several large paved terraces, composite seating areas, a brick-built BBQ and a central resin terrace with surrounding wood slat panels and raised borders featuring attractive mosaic tiling and granite chips.



GARDEN LEVEL




ENTRANCE LEVEL



ADDITIONAL INFORMATION

TENURE – Freehold
COUNCIL TAX – Band F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	70	80
	EU Directive 2002/91/EC 	

TOTAL AREA: approx. 1767.1 sq.ft (164.2 sq.m)

w. www.pincombes.co.uk

e. admin@pincombes.co.uk

t. 01803 200067 / 07809 155477

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.