



11 WINSFORD ROAD, LIVERMEAD, TORQUAY, TQ2 6UG

Pincombe's
estate agents



A 3 BEDROOM DETACHED BUNGALOW OCCUPYING A SUBSTANTIAL CORNER PLOT

A detached Bungalow providing an ideal opportunity for applicants seeking to undertake a project. Offered for sale with no onward chain and benefitting from a sizeable plot, the internal accommodation currently comprises of a Hallway, triple aspect Living room, Dining room, Kitchen, 3 Bedrooms and a Bathroom. Externally, as well as the corner plot gardens which offer the potential for extending (subject to the usual permissions), there is also a detached Garage measuring 28'5" x 22'8" (max), and additional off-road parking via a paved driveway.

Winsford Road is situated in this popular residential area, close to the local shops at Roundhill Road and convenient to Torquay sea front with its waterside restaurants and amenities, which is approximately 1 mile away. For travelling and commuting, Torquay railway station is situated just off the sea front and provides a regular service to London Paddington, and there is easy access onto the A380, with road links to the M5 motorway and beyond.

PLEASE CALL 01803 200067 FOR AN APPOINTMENT TO VIEW

The Accommodation Comprises:

COVERED ENTRANCE Wooden front door with Inset leaded light decorative panels to:

HALLWAY Radiator. Meters. Archway through to:

DINING ROOM 12'3" x 7'10" (3.73m x 2.39m) UPVC double glazed window to front overlooking the garden. High level UPVC double glazed window to side. Radiator.

LIVING ROOM 17'10" x 11'10" (5.4m x 3.60m) Enjoying a triple aspect with UPVC double glazed window to front, high level window to side and UPVC sliding doors to side, opening out onto the paved terrace and front garden. T.V. aerial point. 2 x Radiators.

KITCHEN 11'10" x 8'5" (3.60m x 2.57m) Plumbing. Radiator. UPVC double glazed window to side. UPVC door to garden.

HALLWAY Radiator. Hatch to loft space. Built-in cupboard with radiator and range of fitted shelving.

BEDROOM 1 12'10" x 12'5" (3.91m x 3.79m) UPVC double glazed window to rear overlooking the garden. Radiator.

BEDROOM 2 11'10" x 11'6" (3.60m x 3.50m) UPVC double glazed window to rear overlooking the garden. Radiator.



BEDROOM 3 9'6" x 8'10" (2.70m x 2.90m) UPVC double glazed window to side overlooking the garden. Radiator.

BATHROOM Corner bath with tiled surrounds. Pedestal wash basin with tiled splashback. Low level W.C. Light/shaver point. Heated towel rail. 2 x Obscure glazed windows to side.

OUTSIDE The property is approached via a pathway to the front door, with a raised paved terrace and adjoining lawned gardens on either side bordered by established hedging. The pathway and lawned gardens continue around the side of the Bungalow, leading to a paved driveway and the Garage.

To the other side of the property, a pathway leads to another section of the rear garden.

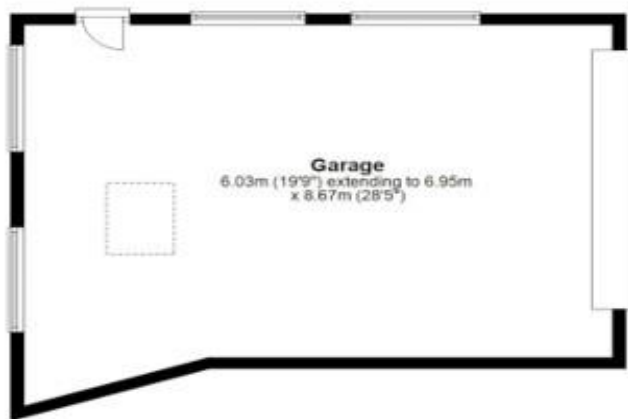
GARAGE measuring 28'5" x 22'8" (8.67m x 6.95m) max UPVC personal door. Power and light. 4 x UPVC windows. Sky-light window. Electric garage door. Parking for 4 vehicles.

ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.