



20 BARNFIELD ROAD, LIVERMEAD, TORQUAY, TQ2 6TN

Pincombe's  
estate agents



**AN ATTRACTIVE SEMI-DETACHED 3 BEDROOM HOUSE ENJOYING A LOVELY PANORAMA ACROSS THE SEA TO THE MARINA, PRINCESS GARDENS & ROCK END**

**This substantial semi-detached home is situated in an enviable location, enjoying easy access to Manscombe woods for tranquil walks to Cockington Country Park, and also within half a mile of the coast, Hollicombe Sands and the scenic southwest coast path. There are 2 shopping parades in the area providing a Co-op, post office, convenience store, hairdressers, and a fish and chip shop, along with a Primary School and local running bus service into the town centre. For commuting and travelling the A380 is a short drive away with its link to the south devon expressway, Newton Abbot, Exeter and the M5, and Torquay railway station is situated just off the sea front approximately one mile away, with regular services to Exeter, Manchester and London Paddington.**

**The property offers good size accommodation totalling a living area of 1356.25 sq.ft (126 sq.m) and comprises GROUND FLOOR: Spacious Entrance Hall, Lounge with sea views, dual aspect Dining room, fitted Kitchen/Breakfast room, Utility and Cloakroom. FIRST FLOOR: Bathroom, 3 Bedrooms of which 2 enjoy open views across the sea, and one with an En-suite Shower room, Inner Hall with stairs rising to a sizeable Loft storage area including a 10' Store-room. Outside, there is off road Parking and a Garage to the front with an adjacent well-presented terraced garden, and to the rear the garden benefits from a good degree of privacy, with a paved terrace, lawns, decking with a wooden summerhouse and a wonderful variety of established plants and shrubs.**

**The Accommodation Comprises:**

**GROUND FLOOR**

**COVERED ENTRANCE** UPVC front door opening to:

**SPACIOUS ENTRANCE HALL** Enjoying a dual aspect with UPVC Georgian style windows to side overlooking the garden, and to the front with far reaching views across the sea towards the marina and Rock End. Stairs rising to first floor accommodation. Wooden floor. Radiator. Double opening multi-paned wooden doors through to:

**DINING ROOM 15'9" x 14'1" (4.80m x 4.29m)** A spacious family room which could easily be used as a Living Room if required. Enjoying a dual aspect with UPVC Georgian style windows to side and rear overlooking the garden. 2 x Radiators. Understairs storage cupboard housing the electric meter. Fireplace with wooden mantel surround and raised hearth.

**KITCHEN/BREAKFAST ROOM** 'U' shaped worksurface with matching upstands, inset sink drainer with cupboards beneath, breakfast bar area with storage cupboards and space for stools. Worksurface and upstands with a comprehensive range of Shaker style units and wide drawers beneath. Matching range of eye-level units. 2 x Built-in electric ovens. 4-Burner gas hob with extractor hood above. Integrated fridge/freezer. Fitted dishwasher. Part tiled walls. Radiator/heated towel rail. UPVC double glazed Georgian style window with a pleasant outlook to the rear garden. Through to:



**UTILITY** UPVC door to garden. Worksurface with matching upstand and range of Shaker style storage cupboards beneath. Matching range of eye-level units. Through to:

**CLOAKROOM** White gloss vanity unit with back to wall W.C. and wash basin with storage cupboards beneath. Potterton gas boiler. Space and plumbing for washing machine. Space for tumble dryer. UPVC obscure glazed window to garden.

**LOUNGE** 16'2" x 11'11" (4.93m x 3.63m) UPVC Georgian style picture window overlooking the front garden and beyond, with views across the sea to the Torquay marina. UPVC double glazed window to side. Radiator. Coved ceiling. Minster style fireplace with inset living flame gas fire.

## FIRST FLOOR

**LANDING** Coved ceiling.

**MASTER BEDROOM** 16'2" x 11'11" (4.94m x 3.63m) UPVC Georgian style picture window enjoying a stunning panorama over the surrounding area and sea towards Torquay marina and across to the top of Royal Terrace Gardens. UPVC double glazed Georgian style window to side. Built-in Hammonds bedroom furniture including chest of drawers, vanity unit with mirror and range of wardrobes. Coved ceiling. Radiator. Door to Inner Hall.



**BEDROOM 2 15'3" x 8'5" widening to 10'2" (4.66m x 2.57m widening to 3.11m)** UPVC Georgian style window to front with views across the sea to Princess Gardens, Torquay marina and harbourside. UPVC double glazed window to side. T.V. aerial point. Coved ceiling. Door into:

**EN-SUITE SHOWER ROOM** Fully tiled walk-in cubicle with shower and glazed screen. Vanity unit with inset wash basin and storage cupboards beneath. Shaver point. Low level W.C. Heated towel rail. Undereaves storage cupboard with radiator. Velux window with internal blinds.

**BEDROOM 3 10'6" x 8' (3.21m x 2.44m)** UPVC Georgian style window overlooking the rear garden. Coved ceiling. Radiator.

**BATHROOM** Panelled bath with fully tiled surrounds and Victorian style shower attachment. Pedestal wash basin. Low level W.C. Tiled walls. Radiator. Pine cladding to ceiling. 2 x UPVC double glazed windows to rear with internal blinds. Deep tiled shelf, ideal for storage and display.

**INNER HALL** Built-in storage cupboard with convector heater. Wooden staircase and handrail rising to:

**LOFT STORAGE AREA** Velux window. Door into:

**STORE ROOM 10'10" x 5'7" (3.30m x 1.70m)** Providing ample storage space and housing the hot water cylinder.





**OUTSIDE** The property is approached by a pillared driveway providing off road **PARKING**, and which leads to the **GARAGE** with up and over door.

The front garden is presented on separate terraces comprising a good size lawn, gravelled garden area and crazy paved terrace, surrounded by an abundance of colourful shrubbery, established plants and trees. An adjoining pathway with crazy paved steps and handrail leads to the covered front entrance, continuing through a gate at the side, to the rear garden. The rear garden enjoys a great deal of privacy, being enclosed by established hedging, and has the benefit of lovely far-reaching views across the surrounding area and over the sea to Torquay marina. There are several lawned areas and attractive borders planted with a variety of shrubs and flowers. Wide gravelled borders provide ample space for the display of pots and plants, and there is also a level paved **GARDEN TERRACE** ideal for alfresco dining, entertaining or to simply relax and appreciate the peaceful ambience.

A raised decked platform enclosed by wooden railings is home to a good size **WOODEN SUMMERHOUSE**.

#### **ADDITIONAL INFORMATION**

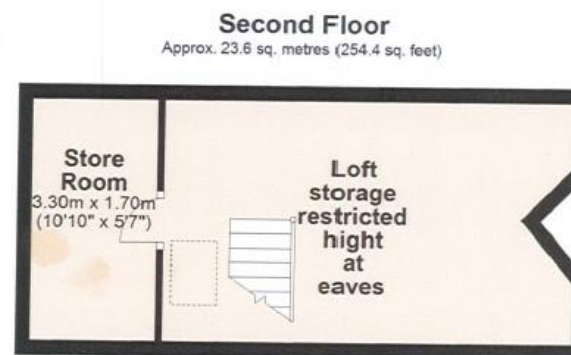
Tenure - Freehold

Council Tax – Band E

All mains services connected

Internet connection – 02/Virgin





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	