



28 PENTRIDGE AVENUE, LIVERMEAD, TORQUAY, TQ2 6UN

Pincombe's
estate agents



A 3/4 BEDROOM SEMI DETACHED HOUSE BENEFITTING FROM A CUL-DE-SAC LOCATION & ENJOYING VIEWS ACROSS THE SEA TO PAIGNTON

This semi-detached House is situated in the highly popular area of Livermead, tucked away in a cul-de-sac with local amenities including shops and a primary school a short walk away. The home is ideally placed to enjoy the surrounding parks and coast with Scadson Woods, Manscombe Woods and pathway to Cockington Country Park situated closeby, and Hollicombe beach with access to the southwest coastal path about a mile away. For travelling and commuting, the A380 with road links to the South Devon Expressway and the M5 is a mile from the property and Torquay railway station is situated just off Torquay sea front with regular services to Exeter, Manchester and London Paddington.

The house is offered for sale Chain Free and enjoys lovely views towards the sea and across to Paignton. The accommodation is presented over 2 floors comprising Hallway, 22' Lounge/Diner opening to the garden, Kitchen, Cloakroom and Bedroom 4 on the ground floor, with 3 Bedrooms and a Bathroom on the first floor. Outside, there is a lawned garden with adjacent driveway and Garage to the front, and to the rear, a good size enclosed garden which is laid mainly to lawn.

The Accommodation Comprises:

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

HALLWAY Stairs rising to first floor accommodation. Understairs recess. Radiator. Built-in cupboard with shelving.

LOUNGE/DINER 22'10" x 11'1" (6.97m x 3.39m)
Enjoying a dual aspect with UPVC double glazed window to front with views over the area towards the sea, and UPVC sliding doors opening out onto the rear garden. Coved ceiling. 2 x Radiators.

BEDROOM 4 10'5" x 5'11" (3.18m x 1.81m) UPVC double glazed window to front with a pleasant outlook over the surrounding area. Radiator. Coved ceiling.

CLOAKROOM Low level W.C. Wash basin in vanity unit with storage cupboards beneath. Part tiled walls. Obscure glazed window to side.

KITCHEN 12'4" x 8'1" (3.75m x 2.46m) max Worktops with inset sink, drainer unit and storage cupboard beneath. Range of base units and matching eye-level cupboards. Part tiled walls. Space and plumbing for washing machine and dishwasher. Built-in hob and oven with extractor hood over. Coved ceiling. UPVC double glazed window to rear overlooking the garden. UPVC door to garden.



FIRST FLOOR

LANDING Hatch to roof space. Built-in storage cupboard with shelving.

BEDROOM 1 11'1" x 10'8" (3.39m x 3.26m) UPVC double glazed window to front with panoramic views over the sea towards Paignton and around the valley to woodland. Built-in cupboard. Radiator.

BEDROOM 2 10'8" x 9'3" (3.24m x 2.81m) UPVC double glazed window to front with sea views to Paignton. Built-in cupboard. Radiator.

BEDROOM 3 11'5" x 8'2" (3.47m x 2.50m) UPVC double glazed window to rear overlooking the garden. Radiator.

BATHROOM Panelled bath with shower over and part tiled surrounds. Pedestal wash basin. Low level W.C. Radiator. Obscure glazed window to side.

OUTSIDE The front garden is laid to lawn with an adjacent driveway providing off road Parking for a vehicle. **GARAGE** With up and over door.

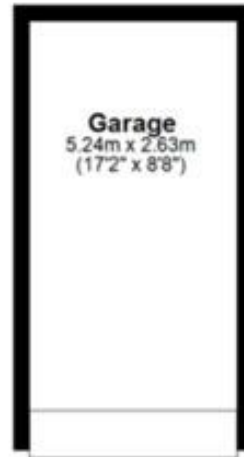
An access gate leads to the enclosed rear garden which comprises of a paved patio area and good size lawn with surrounding mature shrubs.





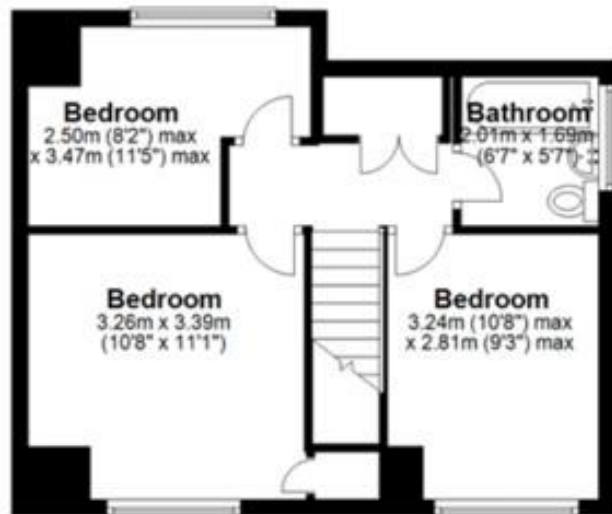
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Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

First Floor



ADDITIONAL INFORMATION

TENURE – Freehold
COUNCIL TAX – Band D

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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.