



13 LADY PARK ROAD, LIVERMEAD, TORQUAY, TQ2 6UA

Pincombe's
estate agents



A DETACHED DORMER BUNGALOW WITH A MAGNIFICENT PANORAMA OVER THE SEA TO TORQUAY MARINA AND ACROSS THE BAY TO BRIXHAM

A detached Bungalow situated in this highly sought-after residential area, close to local amenities at Roundhill Road and convenient for peaceful woodland walks at the nearby Scadson Woods and Manscombe Woods, which are within ½ a mile away. Cockington Country Park with 450 acres of open parkland, rural countryside and substantial woodland to enjoy all year round, is located a mile from the property, as well as Torquay sea front promenade, beaches and waterfront restaurants. For commuting and travelling, Torquay Railway station is about 5-minutes away and runs regular services to Exeter, and London Paddington, and the south devon expressway with road links to Newton Abbot, Exeter and the M5 is easily accessible.

The home comes to market with the benefit of no onward chain and boasts outstanding views over the sea to Torquay marina and Brixham, with a lovely panorama inland from Rock End, The Warberries, St Marychurch and Barton out towards Milber. The accommodation comprises GROUND FLOOR - Hallway, spacious Lounge enjoying sea views, Dining room, Conservatory with a beautiful panorama across the bay, fitted Kitchen, 2 double Bedrooms, Shower room and W.C. FIRST FLOOR – Bedroom with stunning views, and a Bathroom. Outside, there is a driveway providing off road Parking, Garage and garden to the front, and to the rear, a spacious and enclosed mostly lawned garden with terraces and established shrubs.

The Accommodation Comprises:

GROUND FLOOR

UPVC front door with obscure glazed inset and side panels with obscure glazed panel into:

ENCLOSED ENTRANCE PORCH UPVC door with obscure glazed inset and 2 x obscure glazed side panels into:

HALLWAY Stairs rising to upper floor accommodation. Coved ceiling. Radiator. Built-in understairs cupboard with shelving. Large built-in cupboard housing the Worcester boiler with shelving, hanging rail and storage.

LOUNGE THROUGH DINER 21'2" x 18' (6.44m x 5.49m) max **LOUNGE** UPVC double glazed picture window to rear with a lovely panorama across Great Hill Road, St Marychurch, The Warberries, Rock End, Torquay marina and out to sea. Raised hearth and matching inset with wooden mantel surround and fitted gas fire. 2 x Radiators. Coved ceiling. T.V. aerial point. UPVC door and side panel to Conservatory. Through to: **DINING ROOM** UPVC double glazed internal window into Conservatory. Radiator. Coved ceiling.

CONSERVATORY 21'11" x 13'1" (6.67m x 3.99m) UPVC double glazed windows to 3 sides with stunning 180 degree views, including sea views over to Berry Head and across to Torquay marina and Rock End, The Warberries, St Marychurch, Barton and Milber. UPVC doors leading to the rear garden. Radiator. Extractor fan.



KITCHEN 12'1" x 9'4" (3.68m x 2.84m) Range of worksurfaces to 3 sides with inset 1.5 bowl stainless steel sink drainer unit and range of grey gloss units under, including corner units and wide drawers. Integrated fridge. Matching range of eye-level units, including corner cupboards. Breakfast bar area with space for stool under. Part tiled walls. Bosch 4-burner gas hob with extractor hood over. Fitted Bosch oven. Space and plumbing for dishwasher. UPVC double glazed window to front. UPVC door to garden. Part tiled walk-in recess with worktop, plumbing and space for washing machine, wall mounted cupboard and obscure glazed window to side.

BEDROOM 1 14' x 13' (4.27m x 3.95m) UPVC double glazed picture internal window to Conservatory. UPVC double glazed window to side. Radiator. Coved ceiling.

BEDROOM 2 12'11" x 10'5" (3.93m x 3.18m) UPVC double glazed picture window to front overlooking the garden. Radiator.

SHOWER ROOM Corner cubicle with shower and glazed doors. Corner pedestal wash basin. Part tiled walls. Heated towel rail. Wall mounted electric heater. Extractor fan. Obscure glazed window to side.

W.C. Low level W.C. Compact wall mounted wash basin. Extractor fan. Part tiled walls. Obscure glazed window to side.

FIRST FLOOR LANDING



BEDROOM 3 15'9" x 7'9" (4.79m x 2.37m) max UPVC double glazed picture window to rear enjoying a magnificent panorama across the sea UPVC internal window to landing. Built-in wardrobe with fitted shelving. Radiator. Undereaves storage.

BATHROOM Panelled bath. Pedestal wash basin. Low level W.C. Velux window. Extractor fan. Heated towel rail.

OUTSIDE The property is approached by a pedestrian gate and driveway providing parking, which leads to the

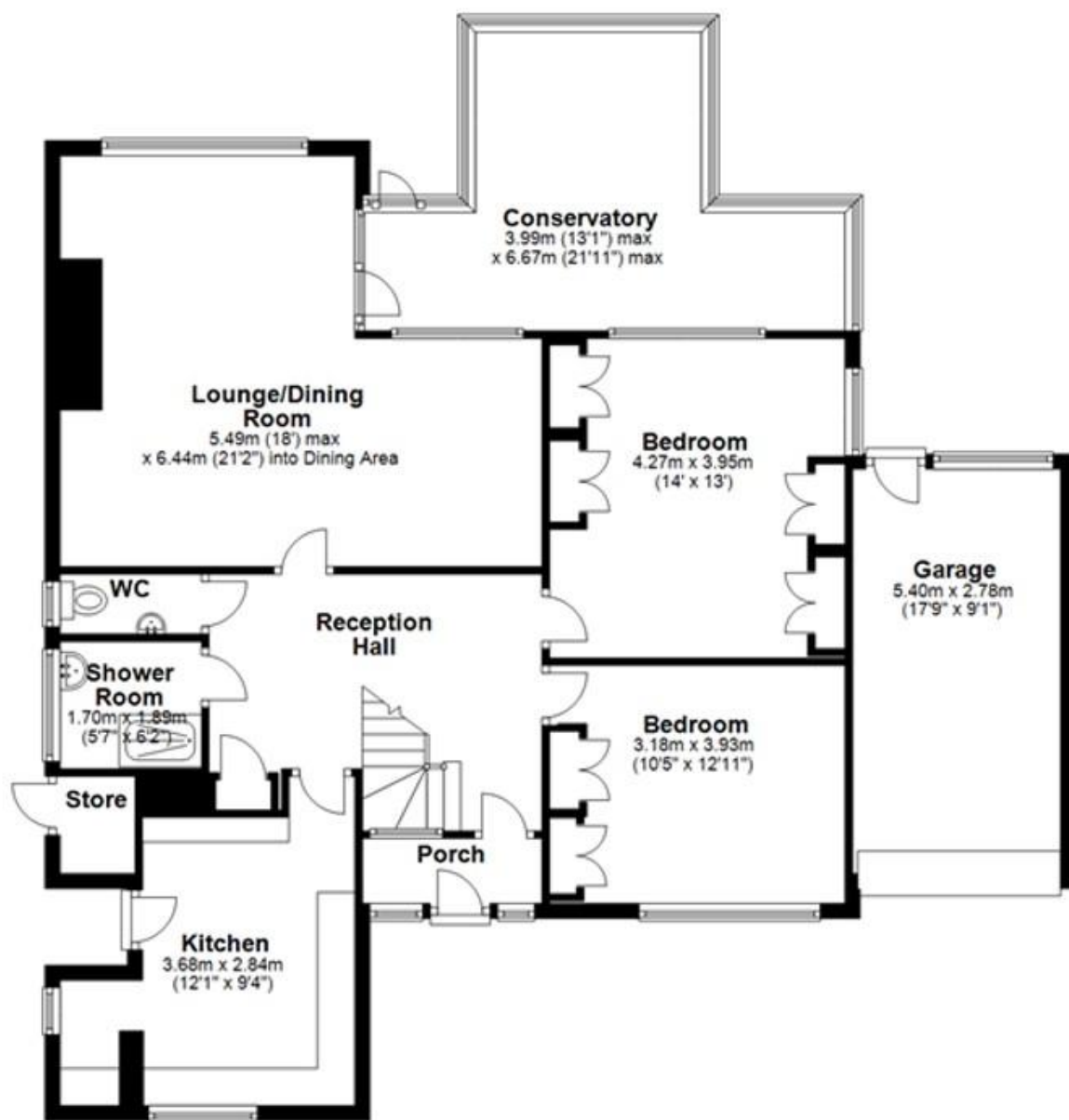
GARAGE 17'9" x 9'1" (5.40m x 2.78m) with up and over door. Window and door to rear garden.

The front garden is mainly laid to chippings with plenty of space for the display of pots and plants and is enclosed by dwarf hedging and brick wall. A wooden gate allows access to the side of the property and a crazy paved pathway to **GARDEN STORE** and area ideal for bin storage. The pathway continues to the rear garden where there are paved terraces with ample space for garden furniture, and pathways are set around the main garden which is mainly laid to lawn with an adjoining arbour seating area. The garden is private and enclosed with established hedging, and borders are planted with mature bushes and shrubs. Hardstanding for greenhouse and garden chalet. To the other side of the property, there is access to a **UNDERHOUSE STORAGE AREA** and paved area with steps to the garage.

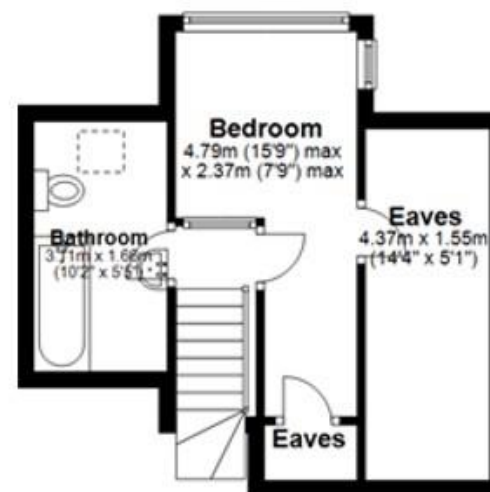




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE – Freehold
COUNCIL TAX – Band E (Torbay Council)