



13 CHILTERN CLOSE, LIVERMEAD, TORQUAY, TQ2 6UD

Pincombe's  
estate agents





**A SEMI-DETACHED HOUSE BENEFITTING FROM A CUL-DE-SAC LOCATION ENJOYING SOME SEA VIEWS, WITH AMPLE PARKING AND A GARAGE**

A well presented semi-detached House situated in this highly popular residential area, close to shops, primary school and amenities, along with easy access to local greenspace and walks through woodland to Cockington country park. Torquay sea front is under a mile away with its Blue Flag awarded beach, waterside restaurants and a wide range of leisure pursuits including tennis, bowls, paddleboarding and yachting. For commuting and travelling farther afield, Torquay train station is situated just off the sea front offering regular services to Exeter and London Paddington, and a short drive to the ring road allows access to the south devon expressway, Exeter and the M5.

The home is offered for sale in lovely decorative order with a living area of approx. 1116 sq.ft (103.7 sq.m) comprising Hallway, Lounge overlooking the lawned garden, 18' open plan fitted Kitchen/Diner opening out onto the rear garden, 3 Bedrooms (one of which enjoys far reaching views across the area towards the sea with hills in the distance), Bathroom and a Shower room. Outside, to the front of the property there is a level lawned garden, and to the rear, a large, enclosed garden terrace, a Garage and off-road parking for several cars or a campervan.

**INTERNAL VIEWING RECOMMENDED**

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## The Accommodation Comprises:

### GROUND FLOOR

UPVC Front door and obscure glazed side screen into:

**HALLWAY** 2 x Built-in storage cupboards, one housing the fuse board. Radiator. Inset spotlights. Stairs rising to first floor accommodation.

**LOUNGE** 16' 8" x 11' 0" (5.08m x 3.35m) Feature floor to ceiling UPVC window to front overlooking the garden. Radiator. Inset spotlights.

**BEDROOM 3** 9' 2" x 8' 3" (2.79m x 2.51m) UPVC double glazed window overlooking the front garden. UPVC double glazed high level window to side. Radiator. Inset spotlights.

**SHOWER ROOM** Fully tiled cubicle with shower and glazed sliding door. Vanity unit with inset wash basin and storage cupboards beneath. Low level W.C. Inset spotlights. Radiator. UPVC frosted window.

**KITCHEN/DINER** 18' 10" x 12' 11" (5.74m x 3.94m) A lovely light open plan family space featuring UPVC wall to ceiling windows enjoying views over the surrounding area and sliding doors leading out to the rear garden.

**KITCHEN** – Worksurface with inset deep sink, drainer unit and boiling water tap with a comprehensive range of storage cupboards beneath. Matching range of eye-level units. Integrated dishwasher. Integrated fridge/freezer. Built-in oven. Central breakfast bar





island incorporating a BEKO induction hob with storage cupboards and drawers beneath, wine chiller and space for stools. Inset spotlights. Radiator. UPVC sliding doors to garden. Through to:

**DINING AREA** - Radiator. Inset spotlights. Large, walk-in larder cupboard. UPVC wall to ceiling windows to rear.

## FIRST FLOOR

**LANDING** Hatch to roof space.

**BEDROOM 1** 14' 1" x 12' 10" (4.30m x 3.90m) UPVC double glazed window to front overlooking the garden. Radiator. Inset spotlights. Built-in cupboard.

**BEDROOM 2** 12' 8" x 11' 3" (3.87m x 3.44m) UPVC double glazed window overlooking the rear garden, enjoying panoramic views across the area to the sea and over as far as Berry Head. Radiator. Built-in cupboard. Inset spotlights.

**BATHROOM** Panelled bath with tiled surrounds, shower and glazed screen. Vanity unit with inset wash basin and storage beneath. Low level W.C. Inset spotlights. Heated towel rail. Extractor fan. Deep tiled shelf for display/storage. Velux window.





**OUTSIDE** To the front of the property there is a pathway with an adjoining level lawned garden and surrounding shrubs.

To the rear, wide semi-circular steps allow access to a sizable, enclosed paved **GARDEN TERRACE** providing ample space for garden furniture and ideal for alfresco dining and entertaining. Steps lead down to a gravelled garden area with raised sleeper borders. There is a good size forecourt with **OFF ROAD PARKING** for several vehicles or a campervan, and a **GARAGE** with up and over door, power and light.

#### ADDITIONAL INFORMATION

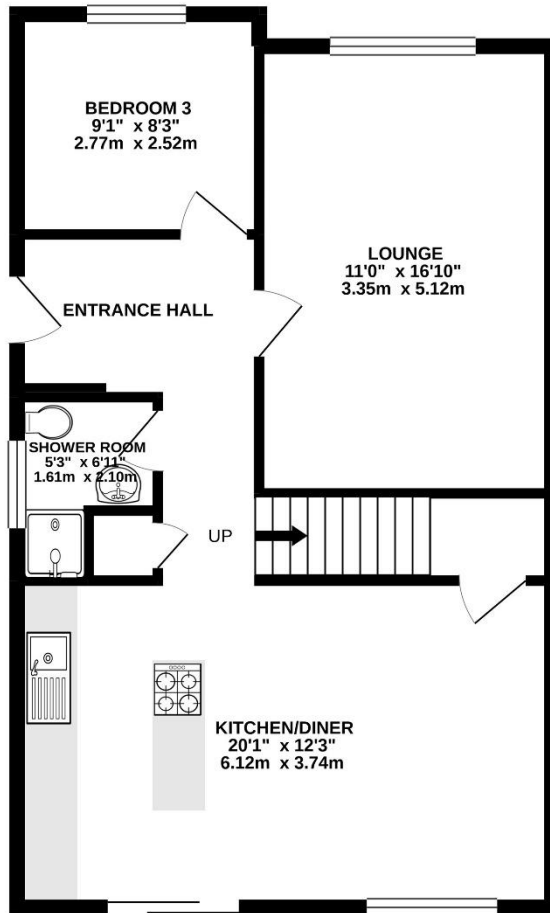
**TENURE** – Freehold

**COUNCIL TAX** – Band D

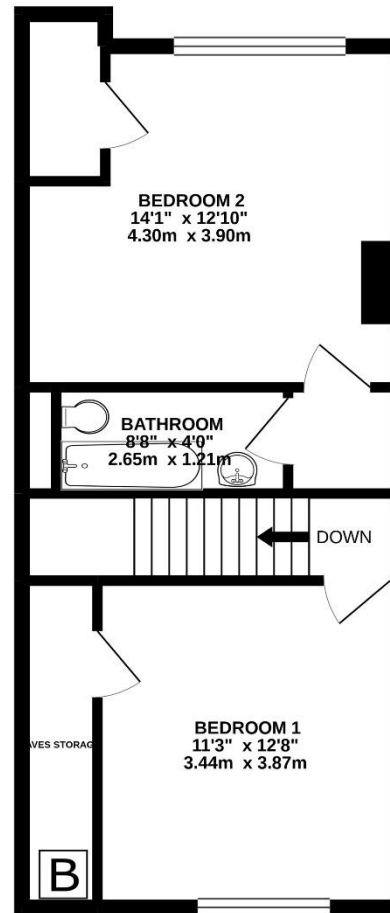




GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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