



4 BROADLEY DRIVE, LIVERMEAD, TORQUAY, TQ2 6UE

Pincombe's  
estate agents





**A SUPERBLY MAINTAINED & DECORATED SEMI-DETACHED HOUSE BENEFITTING FROM A REAR SOUTH FACING GARDEN, PARKING FOR SEVERAL CARS & A GARAGE**

We are pleased to offer for sale a semi-detached House in this popular residential location, convenient to local amenities including shops and a school. The home is ideally situated close to the sea front where there are beaches, waterside restaurants, gardens and parks, as well as a wide range of leisure pursuits including tennis, bowls, and watersports. Peaceful woodland walks can be enjoyed within the Livermead area at Scadson Woods and Manscombe Woods with a public footpath to Cockington Country Park, where there are 450 acres of woodland, fields and parks to explore. For commuting and travelling, Torquay train station is half a mile away with 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 property is offered for sale with the benefit of no onward chain and comprises Hallway, dual aspect 23' Lounge/Diner with a pleasant outlook across Livermead to the sea, fitted Kitchen opening directly to the rear garden, 3 Bedrooms with views and a spacious Bathroom. Outside, to the front there is a garden and driveway providing off road parking for 2/3 cars plus a Garage, and to the rear a south facing garden comprising of a lawn and several paved terraces for relaxing and al fresco entertaining.



## The Accommodation Comprises:

### GROUND FLOOR

UPVC front door with decorative leaded light inset and matching side panel into:

**HALLWAY** Radiator. Stairs rising to first floor accommodation. 2 x Understairs storage cupboards, one housing the Gloworm boiler.

**LOUGE/DINER 23'4" x 9'11" (7.13m x 3.03m)** A lovely light, room benefitting from a dual aspect. UPVC double glazed picture window overlooking the front garden and beyond with views over the area towards the sea. Brick built fireplace with wooden mantel, tiled hearth and inset electric fire. T.V. aerial point. Coved ceiling. Through to: DINING AREA UPVC double glazed window with a pleasant outlook to the rear garden. Radiator. Serving hatch to Kitchen. Coved ceiling.

**KITCHEN 8'6" x 8'6" (2.59m x 2.95m)** Worksurfaces to 3 sides with inset stainless- steel sink, drainer unit with range of Shaker style units beneath. Matching range of eye-level units including a display cabinet with glass doors. Neff 4-burner gas hob with oven beneath. Space for fridge. Space and plumbing for washing machine. Part tiled walls. Serving hatch to Dining area. Radiator. Inset spotlights. UPVC double glazed window overlooking the rear garden. UPVC door with obscure glazed inset to garden.

### FIRST FLOOR

**HALF LANDING** UPVC obscure glazed window to side.





## LANDING

**BEDROOM 1** 12'1" x 11'1" (3.69m x 3.65m) UPVC double glazed window to rear overlooking the garden. Coved ceiling. Radiator. Built-in wardrobes with hanging rail. Fitted storage cupboard with shelving.

**BEDROOM 2** 12'3" x 9'7" (3.69m x 2.94m) UPVC double glazed window to front enjoying lovely views towards the sea. Radiator. Coved ceiling. Range of built-in wardrobes with hanging rail and shelving. Fitted storage cupboard with shelving.

**BEDROOM 3** 9'2" x 8'2" (2.80m x 2.49m) UPVC double glazed window to front with views across Livermead towards the sea. Hatch to roof space. Radiator. Built-in cupboard housing the water cylinder with shelving.

**BATHROOM** Panelled bath with central mixer tap. Pedestal wash basin. Low level W.C. Fully tiled cubicle with shower and rainfall head. Heated towel rail. Tiled walls. Inset spotlights. UPVC obscure glazed window to rear.

**OUTSIDE** The property is approached via a long, paved driveway providing **PARKING** for 2/3 cars, which leads to the:

**GARAGE** 17' x 8" (5.19m x 2.44m) with up and over door, light, power, window and personal door to rear garden.





The garden to the front is mainly lawned with planted borders and hedging. The rear garden benefits from a south facing position and is enclosed by a mixture of established hedging and fencing ensuring privacy. There are 3 x good size patio areas with plenty of space for sitting out to make the most of the peaceful ambience, and these adjoin the lawned garden where there are borders planted with a variety of shrubs and rhubarb plants. Wooden access gate to side leading to the driveway and garage. Water tap.

#### **ADDITIONAL INFORMATION**

COUNCIL TAX – Band C

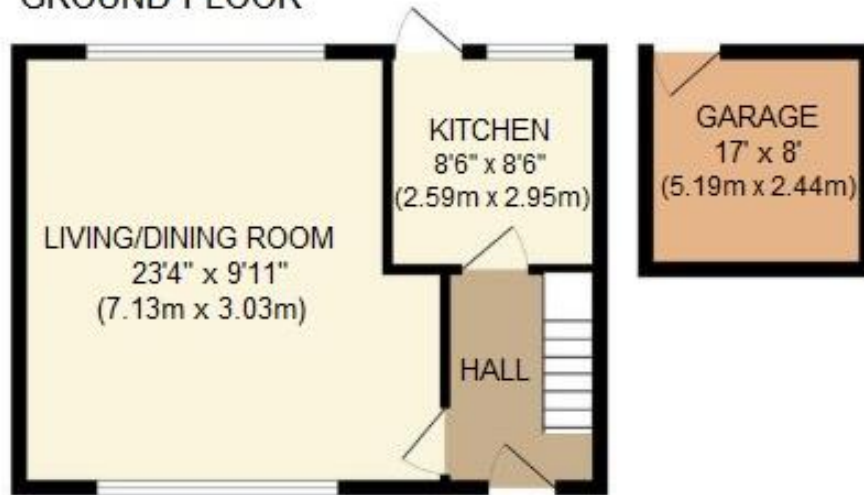
TENURE – Freehold

SERVICES – Mains service connected

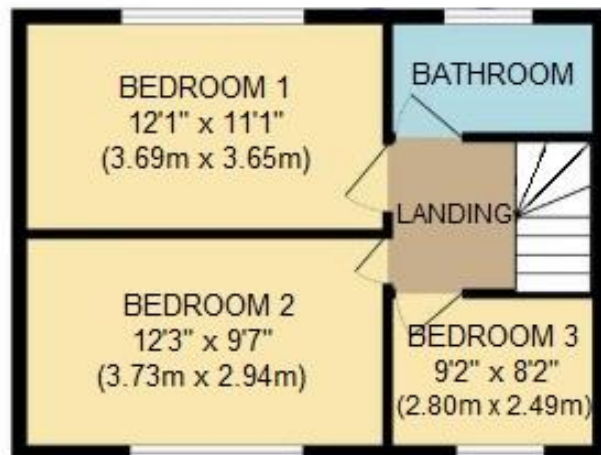




## GROUND FLOOR



## FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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 