



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

Pincombe's
estate agents



A DETACHED HOUSE ENJOYING A WONDERFUL PANORAMA ACROSS THE SEA TO TORQUAY MARINA & BENEFITTING FROM GOOD SIZE, WELL KEPT GARDENS

We're delighted to bring to market this handsome Stoneman built detached House, conveniently situated close to the local shops in this highly sought after residential area. The home is ideally placed for enjoying peaceful walks at the nearby Scadson Woods and Manscombe Woods, as well as enjoying easy access to Torquay sea front with its sandy beach, waterfront eateries and a good variety of leisure and activity pursuits. For travelling and commuting farther afield, Torquay railway station is situated just off the sea front running regular services to Exeter, Bristol and London Paddington.

The property is offered for sale with the benefit of no onward chain with accommodation on 2 floors comprising **GROUND FLOOR:** Hallway, dual aspect Living Room, Dining Room, fitted Kitchen, Utility, Cloakroom and Conservatory opening onto the rear garden and enjoying a lovely view to the sea. **FIRST FLOOR:** 3 Bedrooms (2 of which enjoy views across the sea to Torquay Harbour and Royal Terrace Gardens), a fully boarded loft space, Bathroom and W.C. Outside, there is a driveway providing off road Parking for 2 cars leading to the Garage, and there are front and rear gardens, the enclosed rear garden having been well maintained and enjoying the sea views - **VIEWING RECOMMENDED**

The Accommodation Comprises:

GROUND FLOOR Composite front door with obscure glazed inset panel opening to:

ENTRANCE PORCH Obscure glazed window with decorative leaded light panel. Built-in storage cupboard. Wooden door with obscure glazed inset and matching side panels into:

HALLWAY Stairs rising to first floor accommodation. Radiator. Coved ceiling.

LIVING ROOM 15'4" x 11'11" (4.68m x 3.63m) A dual aspect room with UPVC double glazed window to front overlooking the garden, and UPVC double glazed window to rear enjoying a lovely outlook across to Royal Terrace Gardens. Coved ceiling. Fitted gas fire on raised hearth with matching inset and mantel over. 2 x Radiators. Recessed niche with mirror.

DINING ROOM 12' x 10'9" (3.66m x 3.28m) UPVC double glazed window to front. Built-in bookshelf. Radiator. Coved ceiling.

KITCHEN 12' x 9'8" (3.66m x 2.95m) Worksurfaces to 3 sides with inset stainless steel sink, drainer unit with tiled splashbacks. Good range of base and eye-level storage units. Plumbing and space for dishwasher. 4-Ring gas hob with extractor hood over. Built-in double oven. Space for fridge/freezer. Tiled floor. Radiator. Recessed niche with mirror. UPVC double glazed window to rear.



INNER HALLWAY Personal door to Garage. UPVC door to Conservatory. Internal roof blinds.

UTILITY/PANTRY Plumbing and space for washing machine. Built-in shelving.

CLOAKROOM Low level W.C. Wall mounted wash basin with tiled splashback and storage unit beneath. Understairs cupboard. Obscure glazed window to rear.

CONSERVATORY 10'11" x 10' (3.33m x 3.05m) UPVC windows to 3 sides enjoying a pleasant outlook over the garden and beyond, across the sea to Torquay marina and the coast. UPVC double opening doors out to the rear garden.

HALF LANDING UPVC double glazed window with views across the sea towards Torquay harbourside and Royal Terrace Gardens.

FIRST FLOOR LANDING Hatch to fully boarded roof space with pull-down ladder. Radiator. Built-in airing cupboard with radiator and shelving over.

BEDROOM 1 15'4" x 11'11" (4.68m x 3.63m) Enjoying a dual aspect, with UPVC double glazed window to front, and UPVC double glazed window to rear with beautiful views over the sea towards Torquay harbourside and across as far as St Marychurch and beyond. 2 x Radiators. Coved ceiling. Range of built-in bedroom furniture including wardrobes and vanity area with wash basin and storage beneath.

BEDROOM 2 12'1" x 6'7" (3.69m x 2.00m) UPVC double glazed window overlooking the front garden. Radiator. Built-in wardrobes. Coved ceiling.



BEDROOM 3 9'10" x 8'8" (3.00m x 2.65m) UPVC double glazed window to rear with sea views across to Torquay marina and harbourside. Coved ceiling. Radiator. Built-in storage cupboard with shelving.

BATHROOM Panelled bath with tiled surrounds and shower. Worktop with inset wash basin and storage cupboard under. Tiled walls. Coved ceiling. Heated towel rail. Obscure glazed window to front.

W.C. Low level W.C. Coved ceiling. UPVC double glazed window to rear with sea views.

OUTSIDE The property is approached via double opening wrought iron gates leading to a driveway with off road Parking for a few cars and:

GARAGE 16'1" x 9'1 (4.90m x 2.74m) with Electric roller door. Baxi boiler. Power and light. UPVC obscure glazed window.

The front gardens are mainly laid to lawn with raised stone borders planted with shrubs and trees. A few steps lead onto a paved patio area with surrounding borders. Access gates are on either side of the property leading to the rear. The well-maintained rear garden enjoys views across the sea towards Torquay harbourside and has been thoughtfully arranged to include separate areas for relaxing or entertaining/dining alfresco. The main section of the garden is lawned and surrounded with a variety of established leafy shrubs and trees. There is a raised decked area with pergola over and attractive climbing plants to one side of the garden, and to another side, a paved patio with pergola over and climbing plants. A pathway leads upto a paved hardstanding for greenhouse and garden shed and continues to a seating area enclosed by trellis. Access around the side to a wooden gate and front garden.

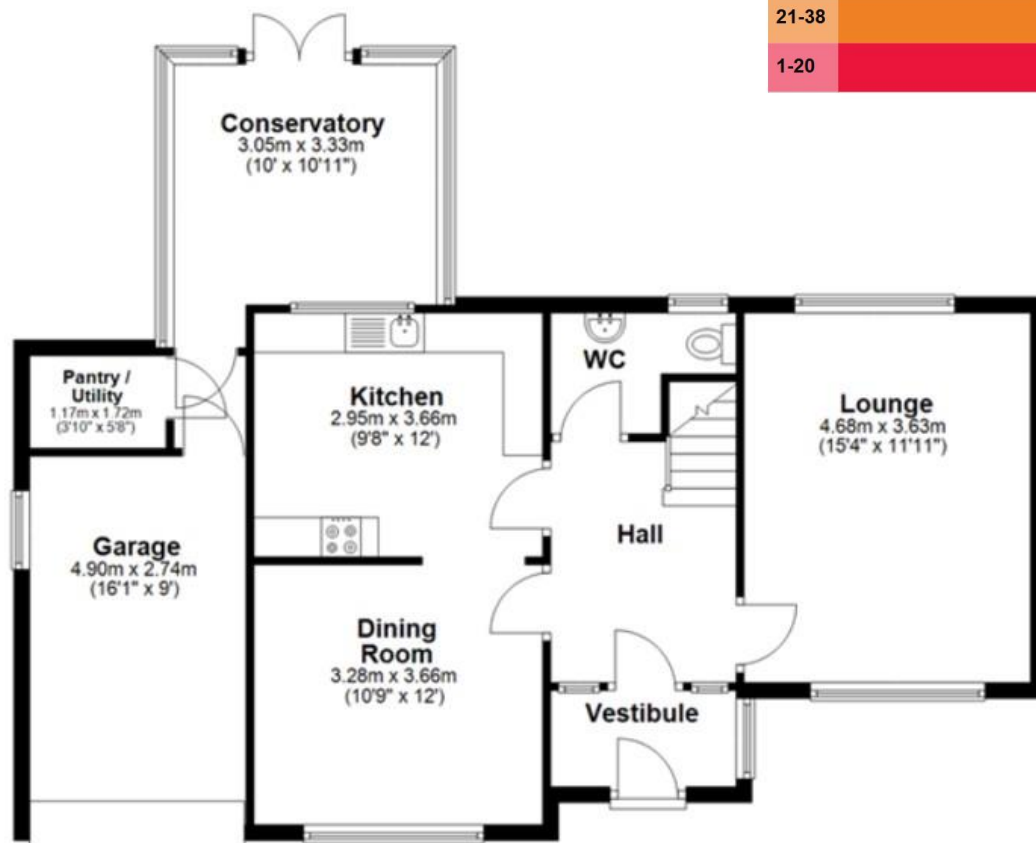


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE – Freehold
COUNCIL Tax – Band E

Ground Floor



First Floor

