



14 MENDIP ROAD, LIVERMEAD, TORQUAY, TQ2 6UQ

Pincombe's
estate agents



A 3 BEDROOM SEMI-DETACHED HOUSE SITUATED IN A POPULAR RESIDENTIAL ADDRESS WITH ENCLOSED REAR GARDEN & OFF-ROAD PARKING

Located in the favoured area of Livermead, this semi-detached House is convenient for local amenities including shops and a primary school, as well as enjoying easy access to Cockington Country Park via Manscombe Woods which is a few minutes' walk from the property. Torquay sea front is located approximately one mile away offering waterside dining, parks and formal gardens, along with a range of both indoor and outdoor leisure facilities, and the beauty of the coast is enjoyed from the various beaches in the area including Hollicombe, Torre Abbey Sands and Meadfoot where there is also access to the scenic Southwest coastal path. For travelling and commuting, Torquay railway station is situated just off the sea front with regular services to Exeter and London Paddington.

The home offers good size accommodation comprising Hallway, 24' dual aspect Lounge/Diner, Conservatory opening to the garden, Cloakroom and Kitchen on the ground floor, with 3 Bedrooms and a Bathroom on the first floor. To the front of the property there is a garden, driveway providing Parking for 2 vehicles and a 16' Workshop/Store, and to the rear, the enclosed garden enjoys a sunny aspect and has a useful underhouse storage area.

The Accommodation Comprises:

GROUND FLOOR

UPVC front door with obscure glazed inset into:

UPVC ENTRANCE PORCH UPVC double glazed windows to sides. Tiled floor. Wooden door with multi-glazed panels and matching side panel into:

HALLWAY Stairs rising to first floor accommodation. Understairs cupboard housing the gas boiler. Radiator. Coved ceiling.

CLOAKROOM Low level W.C. Wall mounted wash basin with tiled splashback. Part tiled walls. Extractor fan.

LOUNGE/DINER 24' x 13'1" (7.31m x 3.99m) **LOUNGE AREA** - UPVC floor-to-ceiling window to front overlooking the garden. T.V. aerial point. Wall mounted electric fire suite. Coved ceiling. Radiator. Through to: **DINING AREA** - Coved ceiling. Radiator. UPVC multi-paned doors and adjoining windows into:

CONSERVATORY 10'8" x 7'6" (3.24m x 2.28m) UPVC double glazed windows overlooking the garden. Tiled floor. Radiator. UPVC sliding door leading onto the rear garden.

KITCHEN 9'1" x 8'6" (2.76m x 2.58m) Worksurfaces to 3 sides with inset 1.5 bowl sink, drainer unit and range of storage cupboards and drawers. Matching eye-level units. Tiled floor. Inset spotlights. Integrated dishwasher. Indesit hob with brushed stainless steel



splashback and extractor hood over. Built-in oven and microwave. Space for fridge/freezer. UPVC double glazed window to rear overlooking the garden.

FIRST FLOOR

LANDING UPVC double glazed window to side. Hatch to roof space.

BEDROOM 1 12'5" x 12'5" (3.78m x 3.78m) UPVC double glazed picture window to rear with a pleasant outlook over the surrounding area. Coved ceiling. Radiator. Range of built-in wardrobes with mirrored sliding doors. Chest of drawers.

BEDROOM 2 12'2" x 12'2" (3.71m x 3.71m) UPVC double glazed window to front with a pleasant outlook towards trees. Coved ceiling. Radiator. Built-in wardrobes and chest of drawers.

BEDROOM 3 9' x 8'4" (2.75m x 2.54m) UPVC double glazed window to rear with views towards trees. Radiator.

BATHROOM Panelled bath with tiled surrounds and shower over. Vanity unit with inset wash basin and storage cupboards under. Built-in cupboard with integrated lights, shaver point and mirror. Low level W.C. Fully tiled corner cubicle with shower and glazed doors. Heated towel rail. Obscure glazed window to rear.



OUTSIDE To the front of the property, there is a driveway providing off road **PARKING** for 2 vehicles. Leading to:

STORE/WORKSHOP 16'2" x 8'1" (4.94m x 2.47m)
(Which could be reverted to a Garage) Light and power. Personal door to rear garden.

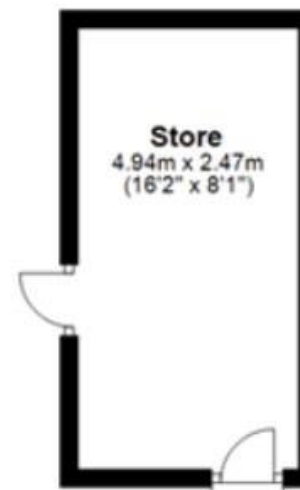
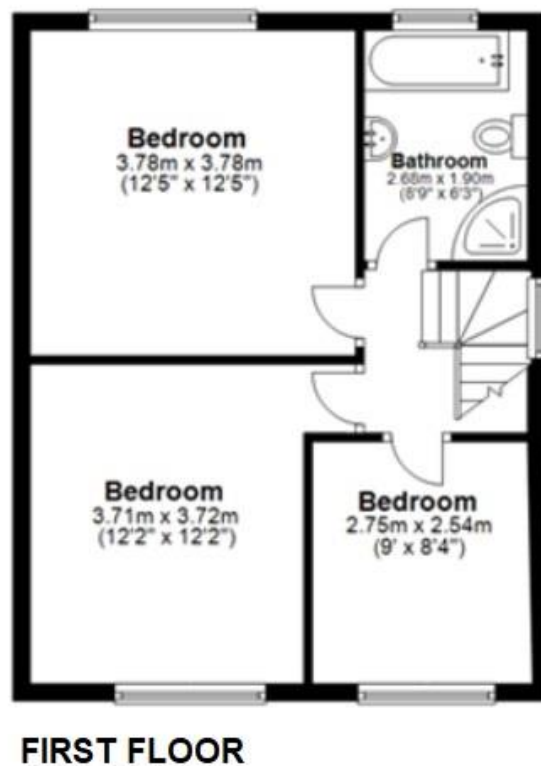
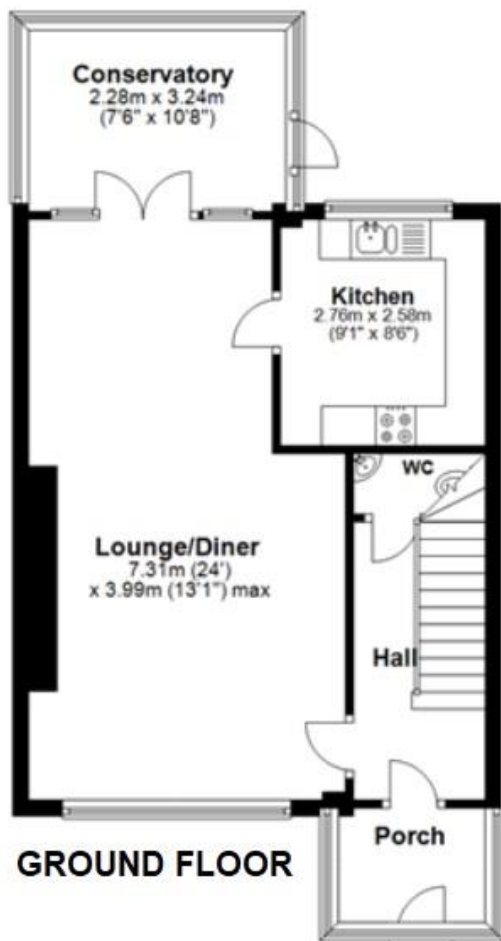
The front garden adjoins the driveway and is mainly laid to slate chippings with surrounding rockery borders and a range of colourful shrubs and bushes. The rear garden enjoys a sunny aspect and is presented on 2 levels comprising a raised deck enclosed by rail and posts with steps down to a large, decked terrace. The terrace is an ideal spot for sitting out and relaxing or dining alfresco and is surrounded by attractive raised borders planted with a variety of established, plants, shrubs and trees. There is also an adjoining paved patio. Water tap. Exterior light and power.

Useful **UNDERHOUSE STORAGE AREA**

ADDITIONAL INFORMATION

TENURE – Freehold
COUNCIL TAX – Band C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		