



16 BROADLEY DRIVE, LIVERMEAD, TORQUAY, TQ2 6UE

Pincombe's
estate agents



A BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE WITH AN ENCLOSED REAR GARDEN, OFF ROAD PARKING, A GARAGE & VIEWS TO THE SEA

A semi-detached House situated in this highly sought-after residential address convenient for the local shops and amenities in Livermead and close to Manscombe woods where peaceful walks can be enjoyed to Cockington country park. Torquay sea front is a short drive away offering waterfront restaurants, beaches and a variety of leisure activities from watersports to the Theatre. For commuting and travelling, Torquay railway station is situated approximately a mile away, with regular services to Exeter, Bristol and London, Paddington.

The home is offered for sale in superb order having been recently renovated to include re-wiring, new plumbing and freshly decorated in a neutral colour scheme, all ready to move in. The living accommodation totals 1264 sq.ft (117 sq.m) and is arranged over 2 floors comprising Hallway, Living room, a lovely 20' open plan fitted Kitchen/Diner opening out onto the garden, Bedroom 3 and Bathroom on the ground floor, and Master Bedroom with an En-suite Shower room, Bedroom 2 with sea views, and modern Shower room on the first floor. Outside, there is a level garden, off road Parking and Garage to the front, with an enclosed garden at the rear comprising of terraces and lawns. NO ONWARD CHAIN.

The Accommodation Comprises:

GROUND FLOOR

UPVC front door with obscure glazed inset and matching side screen into:

ENTRANCE HALL Built-in cupboard housing the fusebox and meters. Radiator. Stairs rising to the first floor accommodation.

LIVING ROOM 17'8" x 11'1" (5.4m x 3.38m) UPVC double glazed windows overlooking the garden and the surrounding area, with views towards the sea. 2 x Radiators. Coved ceiling.

OPEN PLAN KITCHEN/DINER 20'9" x 12'7" (6.34m x 3.84m) A lovely, light open plan room leading directly out onto the rear garden. Worksurfaces and upstands to 3 sides with inset Franke 1.5 bowl stainless steel sink, drainer unit and range of modern storage cupboards and drawers beneath. Matching range of eye-level units. Worktop extending to provide a large breakfast bar with cupboards and space for stools beneath. 4-Burner gas hob with fitted oven under and extractor hood over. Integrated dishwasher. Fitted washing machine. Space for tumble dryer and space for fridge/freezer. Cupboard housing the Worcester boiler. Part tiled walls. UPVC double glazed window overlooking the rear garden. 2 x Radiators. Large understairs cupboard. UPVC double opening doors and matching side screens, leading out on to the rear garden.



BEDROOM 3 9'2" x 8'10" (2.81m x 2.7m) Dual aspect with UPVC double glazed window to front overlooking the garden and UPVC double glazed window to side. Radiator. Coved ceiling.

BATHROOM 'P' shaped bath with panelled surrounds, shower and glazed screen. Combination vanity unit incorporating a wash basin with storage cupboards beneath and an adjacent W.C. Extractor fan. Heated towel rail. UPVC double glazed window to side.

FIRST FLOOR

LANDING Hatch to roof space.

MASTER BEDROOM 13'1" x 9'4" (3.99m x 2.85m) UPVC double glazed window to rear overlooking the garden. Radiator. Built-in wardrobes and drawers, providing ample storage. Door into:

EN-SUITE SHOWER ROOM Cubicle with fully panelled surrounds, glazed sliding door, rainfall shower head and separate hand held shower attachment. Combination vanity unit incorporating a wash basin with storage cupboards beneath and an adjacent W.C. Extractor fan. Heated towel rail.

INNER VESTIBULE Radiator.

BEDROOM 2 10'8" x 9'4" (3.27m x 2.86m) UPVC double glazed window to front enjoying lovely views over the surrounding area and out to sea. Built-in wardrobes with drawer unit. Good size storage cupboard. Radiator.



SHOWER ROOM Walk-in cubicle with panelled walls, glazed screen, rainfall shower head and separate hand held attachment. Combination vanity unit incorporating a wash basin with storage cupboards beneath and an adjacent W.C. Heated towel rail. Extractor fan. Velux window.

OUTSIDE To the front, there is a driveway providing off road Parking for 2 x cars leading to a **GARAGE 16'5" x 8' (5.02m x 2.45m)** Up and over door. Power and light. Window and door to rear garden.

The front garden is level and mostly laid to lawn, with views across the surrounding area towards the sea.

The rear garden is enclosed and comprises of a paved terrace with space for garden furniture, bordered by a raised stone wall forming planted borders. A couple of steps rise to a central pathway with lawned gardens on either side and a variety of established trees and shrubs, leading to a further paved patio. The garden is enclosed by fencing allowing privacy and a wooden gate provides access to the driveway and garage.

ADDITIONAL INFORMATION

TENURE – Freehold

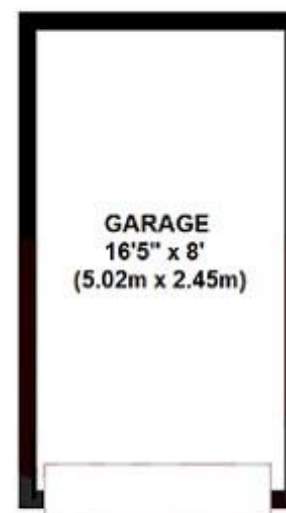
COUNCIL TAX – Band C



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA: 1264.1 SQ.FT (117.4 SQM) APPROX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 