



38 BROADSTONE PARK ROAD, LIVERMEAD, TORQUAY,
TQ2 6TZ

Pincombe's
estate agents



A DETACHED BUNGALOW ENJOYING SEA VIEWS TO THE FRONT, & VIEWS OVER TREES TOWARDS COCKINGTON VALLEY TO THE REAR

This detached Bungalow is situated in a sought-after spot just a couple of minutes from the sea, views of which are enjoyed from the property taking in Torquay marina and the coast beyond. The home is also convenient for the amenities in Livermead including shops, a regular community bus service running into Torquay, and also several areas of natural beauty for picturesque walks including Manscombe Woods which is under half a mile away, and Hollicombe beach with access to the scenic southwest coastal footpath located approximately a mile distant.

The accommodation briefly comprises: Hallway, Cloakroom, Living room opening onto the garden, Kitchen, Utility, 3 double Bedrooms and a Bathroom. There is also a large roof space which offers scope for extension, subject to the usual permissions. Outside, the front garden is mainly paved with a decked platform to enjoy views of the sea, and the enclosed rear garden comprises of several terraces with a lovely outlook towards trees and Cockington valley. There is a driveway providing parking for several vehicles and also a Garage.

The Accommodation Comprises:

COVERED ENTRANCE With Mediterranean style feature stone arches and tiled floor. Wooden multi-paned front door and matching side panel into:

HALLWAY Coved ceiling. Radiator. Hatch to large, **BOARDED** roof space via pull down ladder (potential for additional rooms subject to the usual planning permissions). Obscure glazed internal window panels to Living room. Built-in storage cupboard with double opening doors, slatted shelving, and light. Double size fitted cupboard with folding doors.

CLOAKROOM Low level W.C. Vanity unit with inset wash basin and storage cupboard beneath. Tiled walls. Coved ceiling. Extractor fan. Heated towel rail. UPVC obscure glazed window to side.

LIVING ROOM 18'4" x 13'1" (5.60m x 4.01m) A lovely and light room with a pleasant outlook to the front garden with views to the sea, and UPVC patio doors opening out onto the decked terrace. T.V. aerial point. High level UPVC obscure windows to either side of the room. Coved ceiling. Wooden mantel fireplace surround with a tiled inset and raised hearth. 2 x Vertical radiators.

KITCHEN 14'5" x 8'7" (4.40m x 2.63m) Worksurfaces to 3 sides with range of wooden units beneath, including a tall larder cupboard and open corner display shelving. Matching range of eye-level units. Inset sink, drainer unit. Tiled walls. Coved ceiling. 4 Ring hob with extractor hood above. Built-in oven. Plumbing and



space for dishwasher. UPVC double glazed window to rear with views over the garden towards trees. UPVC door into:

UTILITY 9'3" x 5'6" (2.83m x 5.6m) Worktop with inset circular sink, drainer unit. Plumbing and space for washing machine. UPVC double glazed windows to 2 sides overlooking the rear gardens towards Cockington Valley. UPVC sliding doors opening to the rear garden.

BEDROOM 1 14'6" x 11'4" (4.42m x 3.46m) UPVC double glazed window overlooking the rear garden and beyond to trees. Radiator. Coved ceiling. Range of wardrobes and central dressing table area with mirror and light. Wardrobe to either side of the bed area with bridge unit over.

BEDROOM 2 14'5" x 10'9" (4.40m x 3.28m) UPVC double glazed window to rear, overlooking the garden and beyond to trees at Manscombe Woods and distant fields. Radiator. Coved ceiling. Fitted wardrobe with mirror fronted doors.

BEDROOM 3 12'7" x 11'7" (3.84m x 3.55m) UPVC double glazed window to front with views to the sea and Torquay marina. Radiator. Coved ceiling.

BATHROOM Panelled bath with shower screen and mixer tap, shower attachment. Separate walk-in cubicle with shower and glazed door. Pedestal wash basin. Low level W.C. Extractor fan. Inset spotlights. Tiled walls. Coved ceiling. Radiator. UPVC obscure glazed window to rear.



OUTSIDE The property is approached via 2 stone pillars and double opening wrought iron gates leading to a **DRIVEWAY** with off road Parking for 3 vehicles and **GARAGE 19'10" x 9'9"** Up and over door. Light.

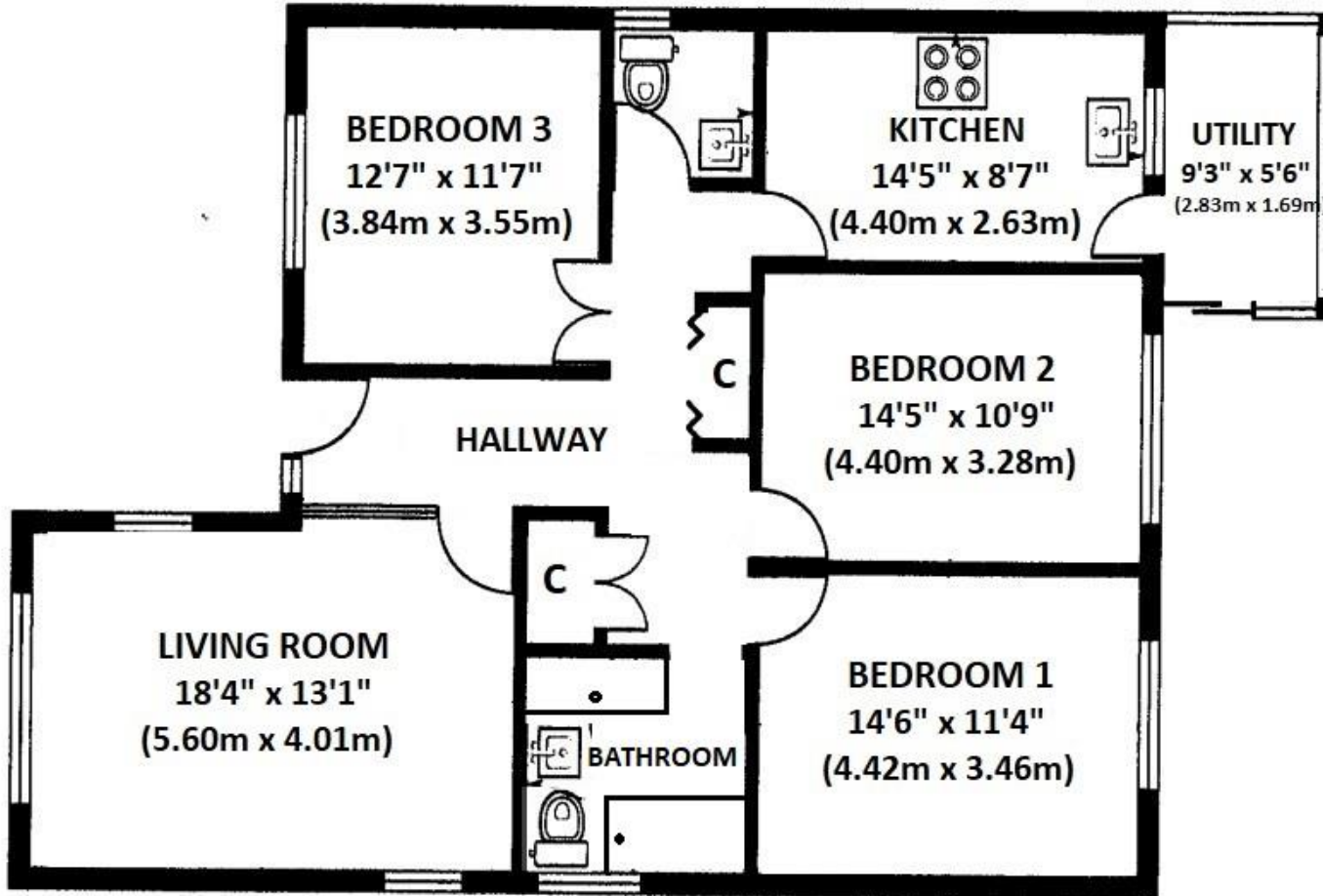
The front garden enjoys lovely sea views to Torquay, taking in the harbourside and marina. These views are enjoyed from the **DECKED PLATFORM** to the front, surrounded by attractive white painted walls with tile tops, privacy screen walling and planted borders. The rear garden is enclosed and arranged as several terraces with plenty of space for garden furniture to relax and appreciate the peaceful ambience, or to enjoy alfresco dining. The first terrace is paved and enclosed by railings, with lovely views over to trees at Manscombe Woods. Wooden gate with access to the driveway and Garage. A couple of steps lead to the central paved terrace, which continues around to another, smaller patio area and adjoining woodchip border. The lower terrace is paved with borders and wooden gate leading to the front garden.



ADDITIONAL INFORMATION

Tenure – Freehold
Council Tax – Band E (Torbay Council)

GARAGE
19'10" x 9'9"
(6.06m x 2.98m)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.