



Redcroft



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3 Broadpark Road, Torquay, Devon, TQ2 6TD

Exeter 23 miles, Totnes 8 miles, Plymouth 33 miles

Proudly set in an elevated position, this remarkable property represents the epitome of versatile and sophisticated living within approx 300 metres to Livermead Beach.

- Extensively renovated & Extended
- Large Master Bedroom & En Suite
- 2 Further Double Bedrooms
- Spacious Open Plan Living
- Set in 1/3 Acre Approx
- Some Sea Views
- Approx 300m to Livermead Beach
- Off Road Parking
- Freehold
- Council Tax Band E

Guide Price £699,000

SITUATION & DESCRIPTION

Broadpark Road is located in the popular area of Livermead, a favoured residential area of Torquay. Local amenities include two shopping parades in nearby Chelston. Torquay railway station is within a short distance with branch line railway links to the intercity network at Newton Abbot with trains to Paddington, Cornwall, Bristol, the Midlands and beyond. The regional airport operates from Exeter (approximately 22 miles), with flights to UK and international destinations.

Within a couple of miles are Torquay boys and girls grammar schools and a number of nearby primary schools. The old world village of Cockington is a mile or so away with access to hundreds of acres of walks, lakes and gardens. A few minutes walk will take you to the Cockington Water Meadows which is the start of a 15 minute pathed walk to the village itself. The property is situated but a few minutes walk from the European Blue Flag Livermead Sands Beach, a popular spot for watersports. A further 15 minutes walk will take you to the Torquay harbour/marina.

Proudly set in an elevated position, this remarkable property represents the epitome of versatile and sophisticated living within approx 300 metres to Livermead Beach. With all its living spaces conveniently arranged on a single level, this detached family home has been thoughtfully expanded and meticulously modernized, resulting in a spacious and contemporary haven designed to meet the diverse needs of modern life. This stunning house harmoniously graces its plot, presenting a neat and orderly façade. The expansive gardens, predominantly adorned with lush lawns, offer a welcome outdoor retreat. Furthermore, at the garden's end, a dedicated off-street parking area awaits, accommodating two vehicles with the added advantage of approved planning permission for the construction of a sweeping driveway, car port with decked terrace above and remodel work for front of the property should you desire.



ACCOMMODATION

Approaching the house through the front gardens, a picturesque path winds its way through the charming greenery, leading to the front door framed with a contemporary-style oak and glass storm porch. Upon entering, one is immediately greeted by an impressive and naturally illuminated open-plan living space. This versatile area has been cleverly subdivided to cater to various functions, with zones for work, relaxation, and dining seamlessly coexisting within the same open expanse. The kitchen seamlessly aligns with the property's modern aesthetic with clean lines and natural materials and through a convenient door, offers direct access to the gardens outside.

The current homeowners have thoughtfully configured the layout to suit modern living standards. The spacious master bedroom is flooded with natural light and boasts its own luxury four piece ensuite bathroom, ensuring privacy and convenience. Towards the rear of the property, you'll discover two more generously proportioned double bedrooms. The guest room boasts its own ensuite facility for added comfort, while bedroom three features a contemporary handbasin and a built-in shower cubicle. A separate WC is conveniently situated in the hallway, providing practicality and accessibility. All the bedrooms are characterized by their spacious, light-filled, and airy ambiance. For additional storage needs, a partially boarded loft with an integrated ladder offers a practical solution. This property not only embraces contemporary living but also maximizes convenience and comfort throughout.

OUTSIDE

The expansive gardens of this property span nearly a third of an acre, and are predominantly adorned with well-maintained lawns complemented by established and borders. Towards the rear of the plot, the terrain remains largely level, providing an inviting space where one can bask in the warmth of sun-filled days and relish outdoor leisure activities. In contrast, the front garden gently slopes down to road level, creating an attractive landscape that enhances the overall charm and curb appeal of this remarkable property.

SERVICES

Mains water, drainage, electricity, gas. Gas fired central heating.

VIEWING ARRANGEMENT

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From the Stags Torquay office proceed along the sea front towards Paignton on the A379 with the sea on your left and the Torre Abbey Meadows on your right. Continue along this road, after cresting the hill you will find a staggered junction on your right signed Cockington. Turn right here and rather than continuing on Cockington Lane, proceed up Livermead Hill, at the top turn left and take the first right hand turn onto Broad Park Road and you will see the property on your right.

LOCAL AUTHORITY

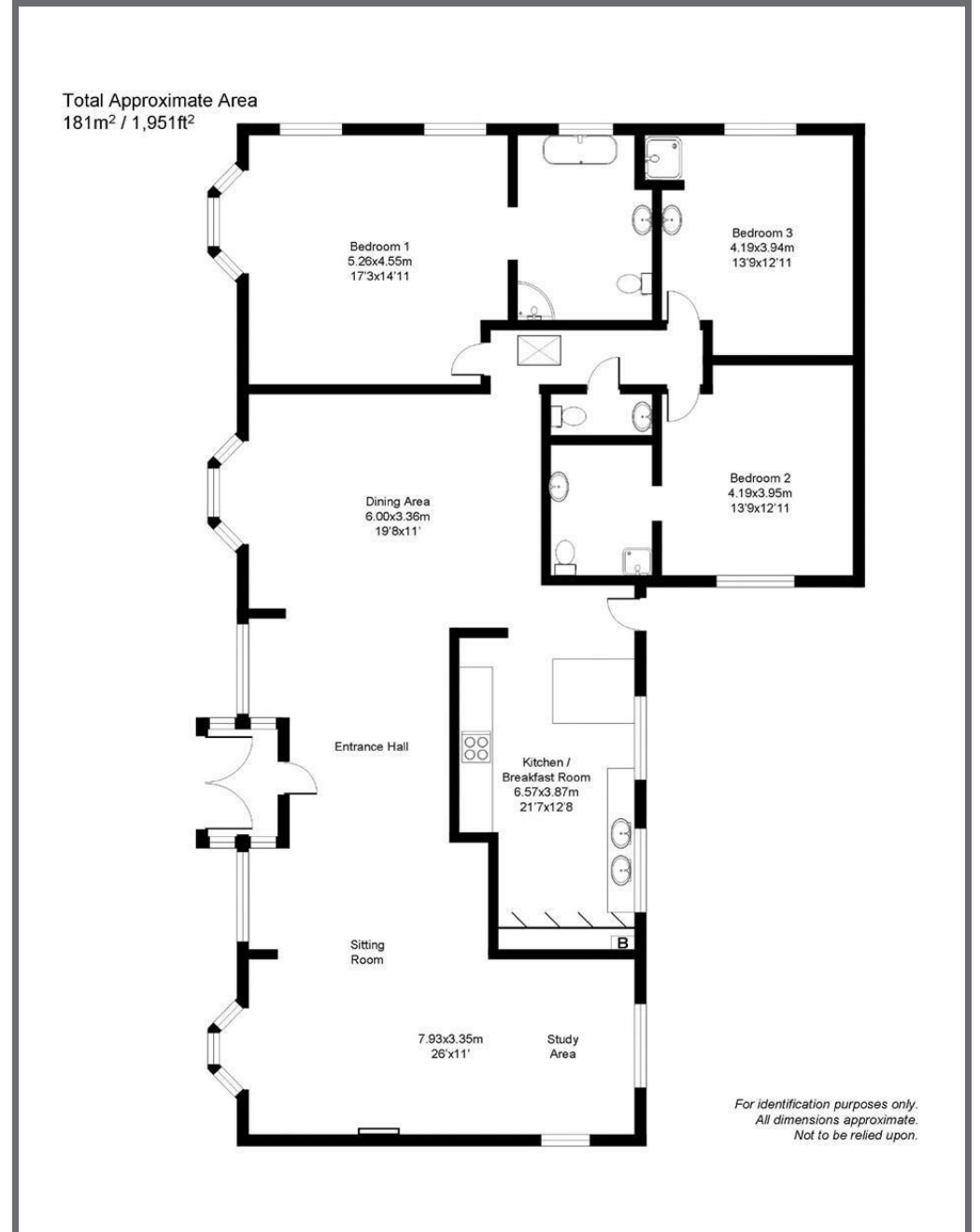
Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

Tel: 01803 201 201.

E-mail: fss@torbay.gov.uk.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	80
EU Directive 2002/91/EC			

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