



97 Broadpark Road

97 Broadpark Road, Torquay, Devon, TQ2 6UU



Dartmouth 11 miles Totnes 10 miles Exeter
21 miles

Immaculately presented three bedroom detached Bungalow boasting a light and spacious feel with large windows characteristic to this style of build which flood the internal space with natural sunlight.

- Detached Bungalow
- Three bedrooms
- Driveway Parking
- Detached Garage
- Modern Fitted Kitchen & Shower Room
- EPC Band D
- Freehold
- Council Tax Band E

Guide Price £450,000

SITUATION AND DESCRIPTION

Immaculately presented three bedroom detached Bungalow boasting a light and spacious feel with large windows characteristic to this 1970's style of build which flood the internal space with natural sunlight. Well presented throughout the property is a credit to the current owner who has maintained the Bungalow to a high standard throughout and would make an ideal home for anyone looking to buy in the local area. The property briefly comprises of three bedrooms, modern shower room, living/dining room and contemporary fitted kitchen. Ample parking to the outside and a detached garage with low maintenance gardens, whilst having close access a small parade of shops and to Ten Acre Brake and Scadson Woods with miles of scenic walks and a mountain bike park, which can be accessed via a nearby path.

The property occupies a magnificent location being situated in the popular Livermead area of Torquay, close to the coast. This pretty residential area is sandwiched between the beach and the Cockington Valley. The nearby medieval village of Cockington is noted in the Domesday Book, and surrounded by country parks and woodland, which are perfect for long country walks. The seafront is a short distance away and half a mile or so along the sea front is Torquay marina. The area is famous for year round water sports and renowned for its naturally mild climate and award winning beaches.

There are first class educational facilities on your doorstep; a short distance away is Preston Primary School and within a couple of miles are Torquay Boys and Girls grammar schools, as well as a number of well-regarded state and private sector schools.

Torquay is well served with rail links to the major cities. The recently opened South Devon Link Road gives easy access to the motorway network and Exeter airport has flights to many European and international destinations.

ACCOMMODATION

The property is accessed via the driveway and a set of double wooden gates which gives way to further parking and a detached garage. Steps lead up to the double glazed porch with a door giving access to the entrance hall. The spacious entrance hall benefits from wood effect laminate flooring, built in storage cupboard and airing cupboard housing the recently fitted boiler, loft access with pull down ladder and doors to all rooms. The open-plan living/dining room enjoys a light and spacious feel with large double glazed windows to the front and side aspect. The space also benefits from wood effect laminate flooring, a wood burning stove and opens into the kitchen. The modern fitted kitchen comprises a range of matching eye level and base fitted units with inset sink and drainer, integrated double oven, induction hob, larder fridge and wine chiller. The principal bedroom is a light and spacious double with double glazed windows to the side and rear aspect looking towards the Lincombes and over the rear garden, fitted wardrobe. Bedroom two is a single room with fitted wardrobe and double glazed windows overlooking the rear garden. The third bedroom is currently used as a utility room with power and plumbing for a washing machine, tumble dryer and fridge freezer with double glazed door to the rear garden. A contemporary shower room further complements the property with separate fitted shower cubicle, wash hand basin and low level WC, fully tiled walls and flooring and heated towel rail.

OUTSIDE

Approached via a driveway with wooden gates opening to provide ample parking and give access to the detached single garage with UPVC double glazed window to rear. Worktop and cupboard unit.

The front garden comprises of a lawn, with borders and planted with palm trees. Shallow steps rise to a pathway which leads around to the side of the property.

The rear garden comprises of several level lawned and decked terraces, gravelled raised beds, palm trees and shrubs. At the top of the garden a raised deck with balustrade enjoying stunning panoramic views over the area as far as St Marychurch and The Warberries and then out to the Sea from Torquay around to Brixham. There is a good size paved patio area with space for a Greenhouse. The lower level comprises of a lawned garden with space for sitting out to enjoy the views. Pathway to the side with gated access to the front with exterior light.

SERVICES

Mains Water, drainage, gas and electricity. Gas central heating. Mobile networks available, EE, O2, Vodafone & Three. Superfast and Ultrafast Broadband available within the area.

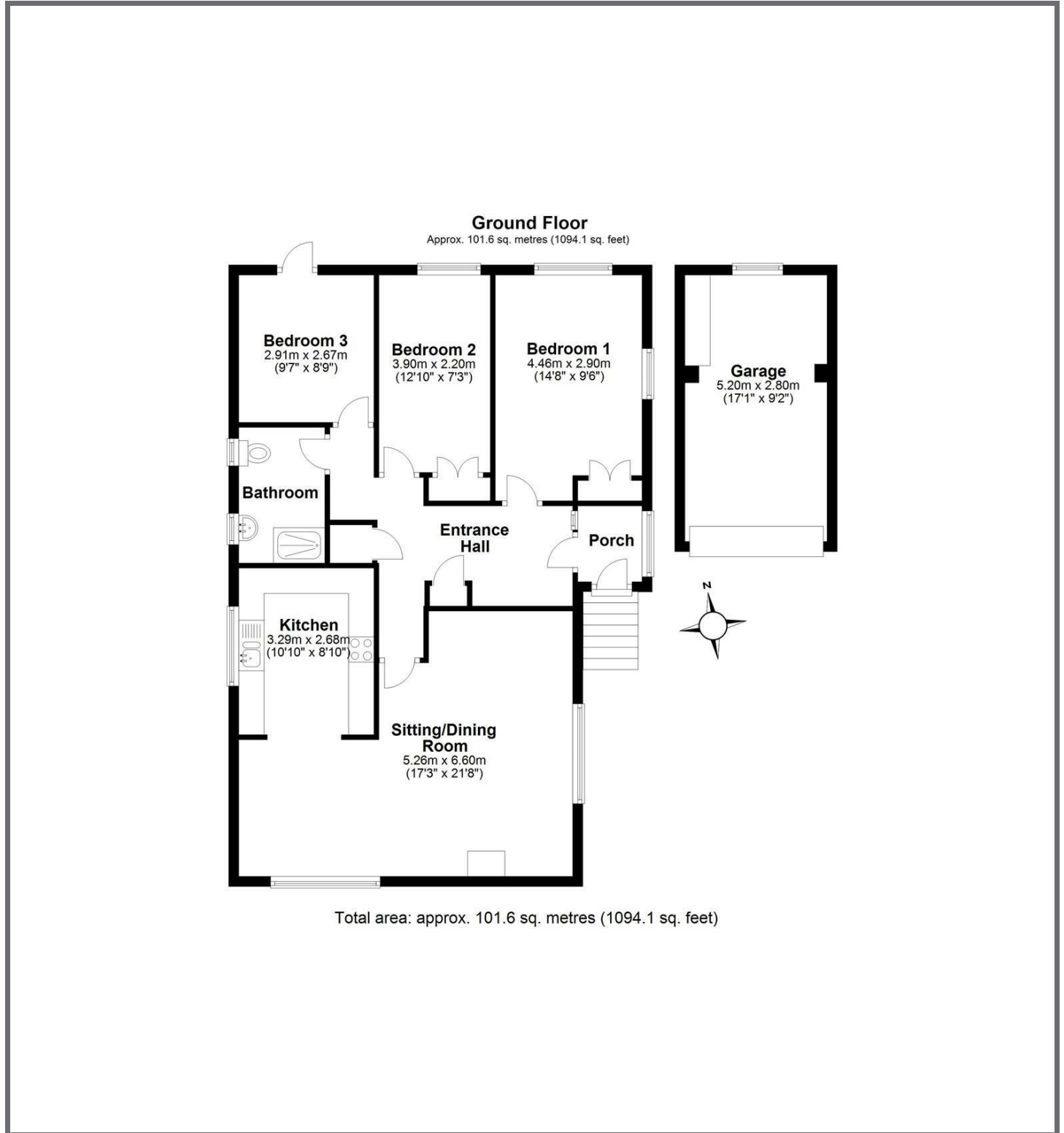
VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags office proceed along the seafront (A379) towards Paignton. Pass the traffic lights by the Grand Hotel and turn right onto Cockington lane, then immediately left on to Livermead Hill, proceed along this road turning left to remain on Livermead Hill. Take the second right onto Broadpark Road and continue for approximately half a mile where you will find the property on your right.





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

6 Vaughan Parade, Torquay, TQ2 5EG



Energy Efficiency Rating		Current	Potential
(92-100) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher savings costs			
England & Wales		EU Directive 2002/91/EC	

01803 200160
torquay@stags.co.uk

stags.co.uk