



**Winsford Road | Torquay | TQ2 6UG**

**Asking Price Of £374,950**

Taylor's are now offering this three bedroom detached bungalow situated in the highly desirable Livermead area of Torquay and positioned within a quiet residential area. The property will now require updating however does offer spacious well planned accommodation and also stands on a good sized plot with good sized front and rear gardens. The accommodation briefly comprises a lounge, dining area, kitchen, three bedrooms shower room/WC + 2nd separate WC. Close by are local shops at Livermead and Torquay town Centre is a 10 minute car drive away. For those enjoying country walks there is access to Cockington Village and its surrounding countryside which will take you to the likes of Ocombe farm and down to the sea. The property is now being offered with no onward chain and viewings are strongly recommended.

- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- CLOSE TO AMENITIES
- LARGE GARDEN
- NO CHAIN



### **Porch**

Double glazed front door and side window. Glazed door leading to;

### **Reception Hallway**

Radiator. Cupboard housing electric meter.

### **Lounge** - 5.3 m x 3.5 m at widest

A large bright and airy room having a double glazed bay window overlooking the front garden. Decorative fireplace with inset fire. Double glazed patio doors leading to a front terrace and overlooks the front garden with distant sea views. Two radiators.

### **Dining Area** - 3.7 m x 2.4 m at widest points

From the reception hallway is an open plan dining area.

Bay window over overlooking the front garden. Radiator. Side window.

### **Kitchen** - 3.5 m x 2.5 m at widest

Fitted with a range of cream wood grain effect units with beech block effect work surfaces. Inset four burner gas hob with stainless steel back and concealed cooker hood. Plumbing for washing machine and various appliance spaces. Built-in Lamona electric oven/grill. Stainless steel sink unit. Double glazed window and door leading to the outside.

### **Inner Hallway**

Access to loft area.

### **Bedroom One** - 3.9 m x 3.8 m at widest

A good size double bedroom having a double glazed window overlooking the rear garden. Radiator. Vanity unit within inset sink unit.

### **Bedroom Two** - 3.6 m x 3.4 m at widest

Another generous double bedroom having a double glazed window overlooking the rear garden. Radiator.

### **Bedroom Three** - 2.8 m x 2.7 m at widest

A smaller double or generous single room having double glazed window to the side aspect and radiator.

### **Shower Room**

Fitted with a white suite comprising corner shower cubicle with electric shower fitment, pedestal wash hand basin and close coupled WC. Tiled walls. Ladder style radiator. Double glazed window.

### **Second WC**

Fitted with a white suite comprising close WC and wash handbasin. Tiled walls. Double glazed window.

### **Outside**

There is a large garden frontage which is level and laid to lawn with inset palm trees. Steps lead up to a paved Sun Terrace which overlooks the front and enjoys distant views.

### **Parking**

A brick paved driveway allows off-road parking for approximately two vehicles.

### **Garage**

A single garage with metal up and over door and courtesy door leading to the rear garden. The rear garden is of a good size and is level being laid to lawn and enclosed by fence panelling and walling.

### **Address**

WINSFORD ROAD, TORQUAY, TQ2 6UG

### **Tenure**

FREEHOLD

### **Council Tax Band**

D

### **EPC Rating**

D

### **Contact Details**

117 Union Street  
Torquay  
Torbay  
TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk

01803 201904

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.