



***Our View “A property that must be viewed to be appreciated”***

**A well presented and spacious four bedroom property with delightful private gardens located in the sought after area of Livermead, Torquay**

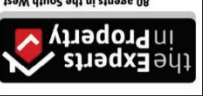
The accommodation begins with an entrance hallway, which features wood-effect flooring, understairs storage, and a useful storage cupboard. A multi-panelled glazed door provides access to the lounge/dining room — a spacious area with continued flooring and a double-glazed window to the rear overlooking the garden. Opposite the living room is the kitchen/breakfast room. The kitchen comprises a matching range of wall and base-level units, a sink with mixer tap and drainer, and a range cooker with an extraction hood and light above. There is space for appliances including a fridge freezer, dishwasher, washing machine and tumble dryer. The room also benefits from tiled flooring, a breakfast bar with space for stools, a double-glazed window to the front, inset spotlights, and double doors leading to the conservatory/family room. This provides an additional living space with continued tiled flooring and double doors opening onto the garden. From the entrance hallway, there is access to a downstairs bedroom/reception room. This is a versatile space, suitable for a variety of uses, with a

double-glazed window to the front. Stairs rise to the first floor, where from the landing there is access to a further three bedrooms. All bedrooms feature double-glazed windows to the front or rear, and two benefit from built-in storage. Separating the bedrooms is a well-presented bathroom suite, comprising a low-level WC, pedestal wash hand basin, and panelled bath with electric shower above. The room also features an obscured double-glazed window to the side, along with tiled walls and flooring. From the landing, double doors open to a very useful storage and airing cupboard. Externally, the property benefits from delightful, enclosed front and rear gardens. To the front is a large sweeping block-paved driveway, providing ample off-road parking and access to the garage and main entrance. There is also a wooden-built storage shed, and the driveway is bordered by an attractive assortment of flower beds, creating an appealing approach to the property. To the rear is a truly delightful garden, with a patio leading out from the conservatory, providing an ideal space for outdoor dining and entertaining. Bordering the patio are further attractive flower beds and a stone-chipped area. A pathway continues through the garden, passing a level lawn and mature trees, leading to an additional raised decking area at the bottom. From here, you can enjoy delightful views towards the sea — again offering a superb space for outside

dining and entertaining. To the side of the property is an additional wooden storage shed, along with a pathway leading to the front. The garage features a metal up-and-over door with power and lighting, and the garden also benefits from an external power point.

- Well presented property
- Spacious living / dining room
- Kitchen breakfast room
- Conservatory
- Four bedrooms
- Bathroom
- Delightful gardens
- Large driveway
- Garage
- Sea views





Ground Floor: Floor Area: 80.1 m<sup>2</sup> ... 863 ft<sup>2</sup>  
First Floor: Floor Area: 37.7 m<sup>2</sup> ... 405 ft<sup>2</sup>

