

CHRISTOPHER SCALES

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Livermead, Torquay

£500,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

With panoramic sea views across Torbay, this beautifully presented home offers light, bright accommodation with a versatile layout. To arrange a viewing, when calling please quote CS1097.

Approached from the road a driveway provides off road parking and leads to the single garage. The front garden offers a lawned space and a raised patio/seating area with stunning bay views. Once inside, the L shaped reception hall leads to the accommodation which comprises a sitting room to the front aspect with sea views, integrated kitchen and dining room with doors to the rear garden. There are two generous double bedrooms and a contemporary shower room/WC. The third ensuite bedroom is accessed externally and offers potential for an annexe or accommodation for a dependant relative. At the rear of the property is a good sized and enclosed garden, with a woodland backdrop, summer house and gated side access.

An internal inspection is highly recommended in order to appreciate the accommodation on offer and the superb sea views.

THE ACCOMMODATION COMPRISES,

Storm porch with composite door and glazed inset and side panels to:

RECEPTION HALL - 5.13m x 1.47m (16'10" x 4'10"). Inset spotlights, smoke detector, wall mounted electric heater, storage cupboards with shelving, utility cupboard with plumbing for washing machine and shelving over, telephone point, doors to:

SITTING ROOM - 5.18m x 3.71m (17'0" x 12'2"). Inset spotlights, UPVC double glazed windows to front and side and with panoramic sea views across the bay, TV point, wall mounted electric heater. Opening to:

KITCHEN/DINER - 6.05m x 2.97m (19'10" x 9'9"). Inset spotlights, smoke detector, UPVC window to rear aspect, wall mounted electric heater, UPVC double glazed sliding doors opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with granite works surfaces over, inset 1.5 bowl sink with mixer tap over, inset four ring electric hob with extractor over, matching wall cabinets, built-in electric oven & microwave, integral dishwasher, fridge and freezer. Door to reception hall.





BEDROOM ONE - 3.81m x 3.68m (12'6" x 12'1"). Inset spotlights, UPVC double glazed window to front aspect with panoramic views across the bay from Torquay Harbour to Brixham, wall mounted electric heater, built-in double wardrobe with sliding doors.

BEDROOM TWO - 4.37m x 3.07m (14'4" x 10'1"). Inset spotlights, UPVC double glazed window to rear aspect, radiator, wall mounted electric heater, fitted double wardrobe with sliding doors, TV connection point.

SHOWER ROOM/WC - 2.74m x 1.6m (9'0" x 5'3"). Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising walk-in shower enclosure with glazed screen and electric shower, vanity unit with inset wash hand basin, WC, heated towel rail.

ANNEX

BEDROOM - 3.28m x 2.21m (10'9" x 7'3"). Inset spotlights, smoke detector, UPVC double glazed window to rear aspect, wall mounted electric heater, door to:

SHOWER ROOM/WC - 2.13m x 0.99m (7'0" x 3'3"). Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising shower enclosure with pivoting door and electric shower, vanity unit within inset wash hand basin, WC, heated towel rail.

GARAGE - 4.9m x 2.49m (16'1" x 8'2") Up and over door, gas meter & electric meter, window and door to rear.

OUTSIDE

FRONT GARDEN - At the front of the property is a lawned garden and a patio/seating area with panoramic sea views across the bay from Torquay Harbourside to Brixham. To the side is a concrete driveway providing off-road parking, leading to the attached single garage.

REAR GARDEN - To the rear of the property is a good sized and enclosed garden offering a good degree of seclusion, with a large patio area accessed directly from the kitchen/dining room, continuing to the side and also providing access into the annex. From here steps lead up to a raised lawn area, enclosed by block wall, timber fence and hedgerow with a raised planting bed to the rear, a further patio area and a summer house with UPVC double glazed doors, light & power and sea views. Outside tap. Outside lights. Gated side access.

USEFUL INFORMATION

Tenure – Freehold

Age - 1960's

Heating - Electric heating

Drainage - Mains

Windows - Double glazed

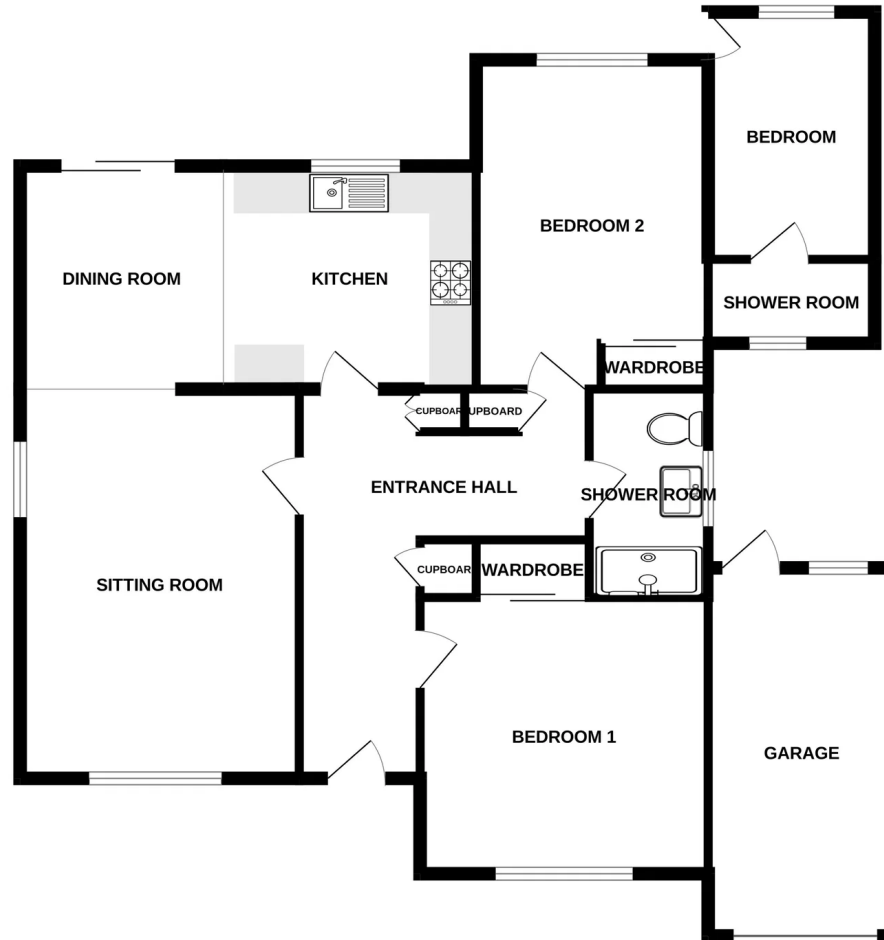
Council Tax - Tax band E

EPC Rating - E/43 potential - C/80





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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