



12 Broadley Drive, Torquay

£325,000 Freehold

Virtual Walk-Through Available • Sea Views • 'L' Shaped Lounge/diner • Kitchen • Conservatory • Three bedrooms • Parking for several vehicles • Detached Garage • Level Enclosed Rear Garden • En-Suite Shower Room and Bathroom





Situated in the highly sought-after residential area of Livermead, Torquay. Broadley Drive is renowned for its peaceful atmosphere and proximity to the beautiful South Devon coastline. From its elevated position, the property enjoys stunning, far-reaching sea views stretching across the bay toward Berry Head. It sits within easy reach of local amenities, well-regarded schools, and public transport links.

Accommodation

The property is entered via a double-glazed front door on the side, opening into an enclosed entrance porch with vinyl-effect flooring, which leads through an obscure glazed door into the main inner hallway. The hallway contains the staircase to the first floor, a radiator, and a practical storage cupboard housing the electric meter and consumer unit. The heart of the home is the bright, L-shaped lounge/diner. The dining area features a radiator and a double-glazed window to the side, while the sitting area boasts a large, double-glazed window to the front aspect and a feature living-flame gas fire set within a hearth, timber mantle, and block surround. The separate kitchen is fitted with a matching range of wall, base, and drawer units with roll-edge work surfaces. It includes a stainless-steel sink, a high-level oven and grill, an electric hob, and the wall-mounted combination boiler, with dedicated plumbing and space for a washing machine, slimline dishwasher, and freestanding fridge-freezer. An obscure glazed door from the kitchen opens into a conservatory, which features a polycarbonate roof, laminate tile-effect flooring, and double doors opening out to the garden. Also on the ground floor is a highly versatile third bedroom or formal dining room featuring a radiator, a large under-stairs storage cupboard, and an internal window looking into the conservatory. The ground floor is completed by a modern family bathroom fitted with a three-piece white suite, comprising a low-level WC, a wash basin with a vanity unit below, and a panelled bath with a bi-folding glass shower screen, all complemented by fully tiled walls and an obscure window to the side. The first-floor landing features a ceiling light point, access to the loft space, and doors to both bedrooms. Bedroom one is a spacious double room centred around a large, double-glazed window to the front, framing the views of the surrounding area and the sea toward Berry Head. This room benefits from two storage hatches built into the eaves with hanging rail and light. Bedroom one also features a private en-suite shower room. The en-suite is equipped with a three-piece white suite, including a low-level WC, a vanity wash basin, a large walk-in shower cubicle with a mains-fed unit, a heated towel rail, a Velux window, and an additional storage cupboard. Bedroom two is another comfortable double room, featuring a double-glazed window overlooking the rear garden and a large walk-in storage cupboard, further door opening to under eaves storage with boarding and light.

Outside

A timber side gate gives secure access to the rear garden, which is fully enclosed by a mixture of block walling and panelled fencing for privacy, laid to a neat lawn and comes complete with a greenhouse, outside lighting, raised plant beds, and a selection of established fruit trees. To the front, the property features a level lawn with bordering plant beds.

Parking

Extensive off-road parking via a long, paved driveway and a detached single garage, which features an up-and-over door, power, lighting, a window to the rear and door to the garden.

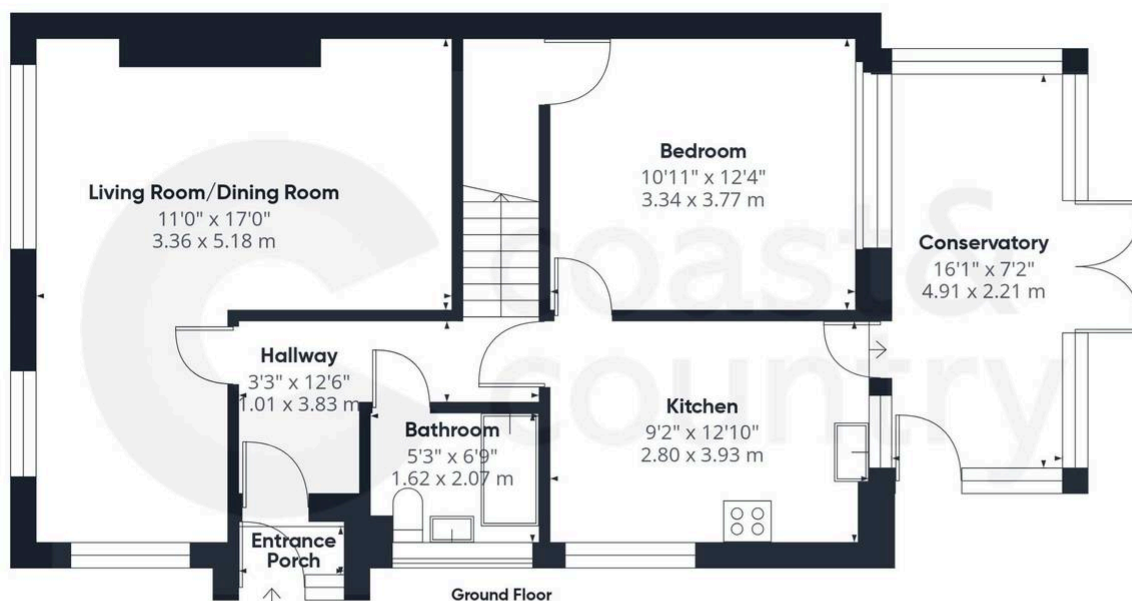
Agent's Notes

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: C



Approximate total area
1270 ft²
117.9 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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