



## Broadley Drive, Torquay, TQ2 6UT

If a stunning sea view is on your wish list then look no further! This stunning 2/3 bedroom detached bungalow has some of the best views in the road, looking across Livermead out to sea, taking in most of the bay with Brixham and Berry Head to the horizon. The property is well appointed throughout, with a luxury kitchen having integrated appliances and marble worktops. Two contemporary shower rooms, modern internal doors and skirtings, plus neutral décor and floor coverings. There is the added comfort of double glazing and electric heating. There is also a studio/bedroom 3 accessed separately from the main property with an ensuite shower room/WC. This will be ideal for a teenager, lodger or those needing to work from home. Backing on to Manscombe Woods with its walks in to Cockington, are delightful rear gardens of lawn and patio and having a superb sun room/garden office. A drive allows parking for approximately 2 cars and leads to a generous single garage, plus there is a large lawn frontage. Viewing is a must!

Asking Price Of £525,000

- SEA VIEWS
- DETACHED BUNGALOW
- 2-3 BEDROOMS
- BACKS ONTO WOODS
- MODERN FINISH

## Entrance Hall

A long hallway with 3 useful built in cupboards.

## Lounge - 5.1m x 3.7m (16'8" x 12'1")

A fantastic room with amazing sea views across Torbay out to Brixham and Berry Head from the comfort of your armchair! Large double glazed picture window and side window. This opens onto;

## Kitchen/Diner - 5.8m x 2.9m (19'0" x 9'6")

A great family space with the kitchen fitted with a stylish quality range of modern wall and base units, with marble work tops over. There is a range of integrated appliances including fridge freezer, double oven, dishwasher etc. Spotlights to ceiling with under cabinet lighting. Double glazed window to rear garden. The dining area has been carefully placed to also take in the sea views from the lounge and provides an ideal dining area. There are double glazed doors leading to the rear garden which, in the summer, is perfect for family gatherings.

## Bedroom One - 3.8m x 3.6m (12'5" x 11'9")

A lovely double room having a large double glazed window offering some excellent sea views over the bay! Built in wardrobe.

## Bedroom Two - 4.3m x 3m (14'1" x 9'10")

Another double room overlooking the woods and rear garden. Double glazed window. Built in wardrobe. It may be possible to create a hallway through to the office/bedroom 3 from this room, subject to survey, planning etc.

## Shower Room

A well appointed shower room in white, with a large double walk in shower area and glass splash screen. Vanity unit with wash hand basin and close couple WC. Double glazed window.

## Bedroom Three/Office - 3.2m x 2.2m (10'5" x 7'2")

Accessed from the rear garden is this office/bedroom 3, ideal for a teenager, lodger or it could be used as a home office if desired. Double glazed window. Door to;

## Ensuite

A stylish shower room with double glazed window, modern shower cubicle, wash hand basin and WC.

## Front

A large lawn frontage with a spacious patio area to enjoy the sun and sea views!

## Driveway

Parking for approximately 2 cars.

## Garage - 4.8m x 2.4m (15'8" x 7'10")

A good sized single garage with window and courtesy door to rear.

Material Information



## Address

Broadley Drive, Torquay, TQ2 6UT

## Tenure

'Freehold'

## EPC

'E'

## Council Tax Band

'E'

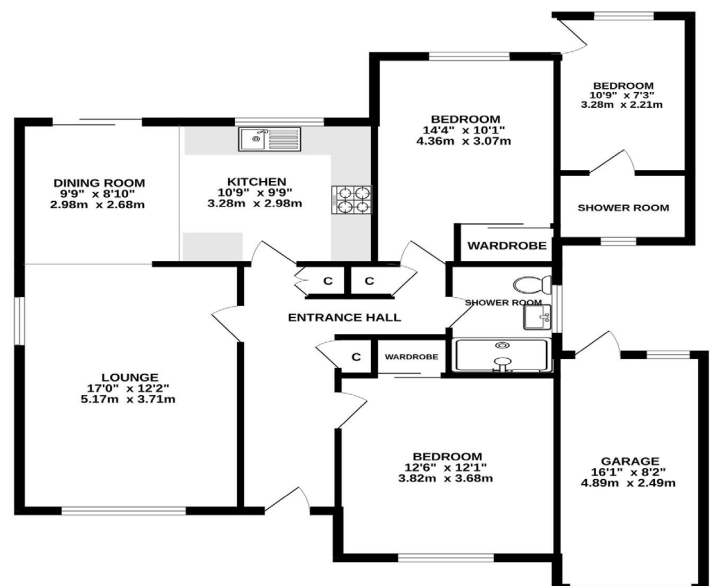
## Contact Details

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GROUND FLOOR  
1120 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of plots, buildings, 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 is given.

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.