



24, Manscombe Road



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Torquay, TQ2 6SZ

Dartmouth 11 miles, Totnes 10 miles, Exeter 21 miles.

Occupying a generous corner plot on the sought-after Livermead hillside, this detached bungalow enjoys elevated sea views across Tor Bay, framed beyond the neighbouring rooftops.

- Detached Two Bedroom Extended Bungalow
- Ample Parking & Detached Garage
- In Need of Modernisation
- Council Tax Band E
- Generous Corner Plot
- Elevated Position with Sea Views
- No Forward Chain
- Freehold

Guide Price £450,000

SITUATION & DESCRIPTION

Occupying a generous corner plot on the sought-after Livermead hillside, this detached bungalow enjoys elevated sea views across Tor Bay, framed beyond the neighbouring rooftops. Nestled in a peaceful residential setting, the property offers spacious and well-proportioned accommodation, making it an ideal home for those seeking comfort, potential, and a prime coastal location. Internally, the bungalow features two generous double bedrooms, a bright and airy living space, and a well-maintained kitchen and bathroom. The accommodation has been lovingly cared for by the current owner over many years and is presented in good order throughout. However, the property is priced to reflect a degree of modernisation, offering the perfect opportunity for a new owner to update to their personal taste. Externally, the home boasts a detached garage, driveway parking for several vehicles, and beautifully maintained gardens that wrap around the property, benefiting from its corner position and maximizing natural light.

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby. Cockington Estate and large areas of woodland are 2.5 miles away, so great for dog walking.

There are first class educational facilities on your doorstep, within a couple of miles are Torquay Boys and Girls grammar schools as well as a number of well-regarded state and private sector schools. Local shops are close by, and access to Exeter and beyond is easy thanks to the South Devon Link Road.



ACCOMMODATION

From the driveway, a single step leads to the front door and into a welcoming entrance porch, featuring a side window, stone-effect flooring, and meter cupboard. An inner door opens into the reception hall, which provides access to the main living areas and includes an airing cupboard housing the water tank. The sitting/dining room is a particularly generous space, having been extended to enjoy a bright double aspect. A large picture window to the front frames glimpses of the sea and harbour, while two side windows enhance the natural light. A feature stone fireplace with display plinths adds character and warmth to the room.

The kitchen is well-equipped with a range of units and worktops, inset sink, built-in fan-assisted oven, four-ring gas hob, and space for a washing machine. A built-in cupboard houses the gas boiler and meters, and there's a door leading directly to the driveway and gardens, making outdoor access easy and practical.

The property offers two well-proportioned double bedrooms, both positioned to make the most of the attractive front-facing views towards the harbour. Bedroom one enjoys a dual aspect and includes a built-in mirrored wardrobe, as does bedroom two, which also benefits from a large picture window. The shower room has been updated with a modern suite, including a spacious shower with a rain head, wash hand basin, WC, fully tiled walls and floor, and a heated towel rail. Two obscure glazed windows provide both natural light and privacy.

OUTSIDE

The property enjoys attractive gardens to both the front and rear, offering a pleasant mix of lawn, patio, and mature planting. To the rear, the garden is mainly laid to a gently sloping lawn with a patio area ideal for outdoor seating, surrounded by established shrubs, fenced boundaries, and a greenhouse for keen gardeners. A stone pathway runs down the side of the bungalow to the two-tiered front garden, which features well-kept lawns, mature shrubs, and a striking palm tree at the front boundary, adding a coastal charm. Accessed from Manscombe Road, a private driveway provides parking for approximately five vehicles, leading to a detached garage, offering both convenience and excellent storage options.

SERVICES

Mains Gas, Water, Electric & Mains Drainage.

We understand that Ultrafast Broadband via Open Reach & Virgin Media are available in the area, with limited mobile signal (according to the Ofcom website).

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

Tel : 01803 201201 E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENTS

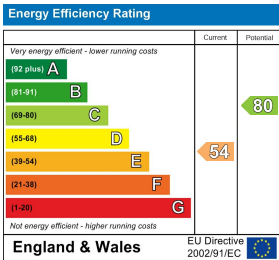
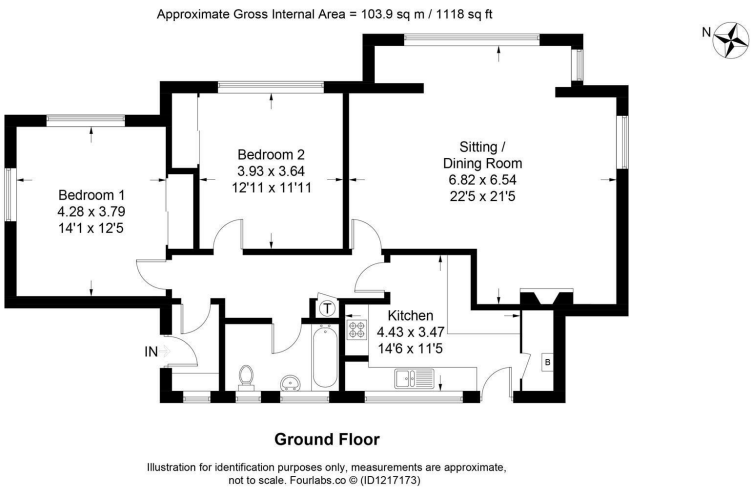
Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

WHAT3WORDS///Taker.gold.worth. SAT NAV: TQ2 6SZ.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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