



Broadley Drive | Torquay | TQ2 6UT

Asking Price of £525,000

A spacious detached bungalow in the sought after area of Livermead and enjoying superb sea views. The accommodation consists of 3 bedrooms, 2 bathrooms, lounge/diner and kitchen. The property is double glazed and gas centrally heated. There are 2 driveways, a garage, balcony, superb landscaped gardens, sun room and garden store. Early viewing advised to avoid disappointment.

- 3 BEDROOMS
- 2 BATHROOMS
- GARDEN AND BALCONY
- SUPER SEA VIEWS
- 2 DRIVeways AND GARAGE

### Entrance Hall

Double glazed door to side, two storage cupboards, fitted book case, radiator. Doors to:-

### Lounge/Diner - 5.43m x 3.98m (17'9" x 13'0")

Double glazed sliding patio doors and windows to rear with superb sea views towards Berryhead and Torquay. Parquet flooring, two radiators, TV point.

### Kitchen - 3.24m x 2.77m (10'7" x 9'1")

Fitted with a matching range of wall and base mounted units and drawers with tiled worksurface over. 1.5 bowl ceramic sink unit with mixer tap, fitted brand new electric oven and gas hob with cooker hood above. Spaces for washing machine and fridge-freezer. Brand new extractor. Double glazed window to front and double glazed door to side. Radiator, tiled walls and flooring.

### Bedroom 1 - 3.78m x 3.41m (12'4" x 11'2")

Double glazed window to rear with superb sea views to Berryhead, Broadsands and Torquay. Fitted wardrobes, TV point, radiator, door to:-

### En-Suite

Fitted with a modern matching three piece white suite comprising of walk in double shower cubicle with electric air power boost shower. Low level W/C with concealed cistern and wash hand basin with mixer tap set into vanity unit with cupboard below and shaver point and light behind. Double glazed window to side, chromed ladder style radiator, tiled walls and floor.

### Bedroom 2 - 3.97m x 3.47m (13'0" x 11'4")

Double glazed window to front, fitted wardrobe with sliding doors, radiator, tiled flooring and TV point.

### Bedroom 3 - 2.69m x 2.46m (8'9" x 8'0")

Double glazed window to front, radiator, tiled flooring, TV point.

### Bathroom

Fitted with a modern matching four piece white suite comprising of panelled bath with mixer tap, shower cubicle with brand new electric shower. Low level W/C and wash hand basin with mixer tap set within vanity unit with cupboard below. Double glazed window to side, chromed ladder style radiator, tiled walls and floor.

### Outside

To the front the property is beautifully landscaped and interspersed with a variety of mature palms and shrubs, a driveway goes down both sides of the property, one driveway leads to the garage, allowing parking for up to seven cars. To the rear is a balcony with composite decking which enjoys superb views across to Berryhead, Broadsands and across Torquay. Steps lead down to the garden which is laid mainly to lawn and there is a goldfish pond with a filter and pump.

### Garage

An up and over door, power and lighting, double glazed window and door to rear.

### Sun Room

Double glazed windows and doors, tiled flooring, power and lighting.

### Garden Room

Full width of the balcony, double glazed windows, power and lighting.

### Address

Broadley Drive, Torquay, TQ2 6UT

### Tenure

Freehold

### Council Tax Band

C

### EPC Rating

D

### Contact Details

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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.