



14 Woodleys Meadow, Livermead, Torquay, Devon, TQ2 6TS.

Offers In Excess Of £500,000 Freehold

WAYCOTTS
Established 1878

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A must see home! In a quiet cul-de sac close to seafront with beautifully presented spacious interior, 3 reception rooms, 5 bedrooms featuring breathtaking master bedroom suite, quality fittings throughout. level, easily managed garden.
Must be viewed internally to appreciate.

ENTRANCE PORCH PVCu double glazed windows to the side. Tiled flooring. Wall mounted light.

ENTRANCE HALL 11' 6" max x 9' 5" max (3.53m x 2.89m)
Incorporating staircase rising to first floor. Under stairs cupboard. Power points.

DOWNSTAIRS CLOAKROOM W.C. & pedestal wash hand basin. Tiled walls and flooring. PVCu obscure double glazed window to the rear. Extractor fan.

LIVING ROOM 19' 11" x 13' 5" (6.09m x 4.11m)

Marble fireplace with matching hearth and space for gas/electric fire. PVCu double glazed window to the front and PVCu double glazed French doors giving access to the rear garden. Coved ceiling. Power points.

DINING ROOM 11' 6" x 10' 5" (3.54m x 3.21m)

PVCu double glazed window to the rear garden. Coved ceiling. Power points. Door giving access to:

KITCHEN/BREAKFAST ROOM 16' 2" x 11' 6" (4.95m x 3.53m)

Dual aspect room with two PVCu double glazed windows to the rear and side, Contemporary range of base and wall units with cupboard and drawer space. Work surfaces over with inset one and a half bowl stainless steel sink unit. Large Belling 'Country Chef' range cooker with 8-burner gas hob and large cooker hood over. Part tiled walls. Integrated dishwasher and fridge/freezer. Tiled flooring. Coved ceiling. Power points.

STUDY/DEN 8' 3" x 6' 5" (2.54m x 1.98m)

PVCu double glazed window looking into entrance porch. Coved ceiling. Power points.

UTILITY ROOM 9' 8" x 6' 5" (2.97m x 1.98m)

Single bowl stainless steel sink unit inset to work surfaces with base units for storage (matching the kitchen). Space and plumbing for washing machine. Tiled flooring. Power points. Rear door giving access to garden with PVCu double glazed window. Gas boiler for central heating and hot water. Part tiled walls. Courtesy door to integral double garage.

FIRST FLOOR LANDING - Large built-in airing cupboard with slatted shelving and housing Boilermate 2000.



MASTER BEDROOM 25' 2" x 17' 10" (7.69m x 5.46m)

Triple aspect room, being extremely spacious with three PVCu double glazed windows to the front and rear. Range of matching built-in wardrobes, cupboards and drawers. TV aerial point. Power points. Door to:

EN-SUITE SHOWER ROOM 7' 6" x 6' 7" (2.31m x 2.03m)

Walk-in double shower with sliding doors with mains shower. W.C. & pedestal wash hand basin. Shaver point. Heated towel rail. Fully tiled walls and flooring. Large Velux window.

BEDROOM 2 11' 6" x 11' 1" (3.53m x 3.38m)

Dual aspect room with two PVCu double glazed windows. Built-in wardrobe. TV aerial point. Power points. Door to:

ENSUITE SHOWER ROOM 8' 6" x 5' 8" (2.61m x 1.75m) PVCu obscure double glazed window. Walk-in double shower, W.C. and pedestal wash hand basin. Shaver point. Extractor fan.

BEDROOM 3 14' 8" x 10' 0" (4.49m x 3.07m)

PVCu double glazed window to the front. Range of built-in wardrobes with central dressing table area and matching desk. Coved ceiling. Power points.

BEDROOM 4 10' 2" x 9' 7" (3.12m x 2.94m)

PVCu double glazed window overlooking the rear garden. Coved ceiling. Power points. Built-in mirror-fronted wardrobes.

BEDROOM 5 9' 7" x 7' 8" (2.94m x 2.34m)

PVCu double glazed window overlooking the garden. Coved ceiling. Power points.

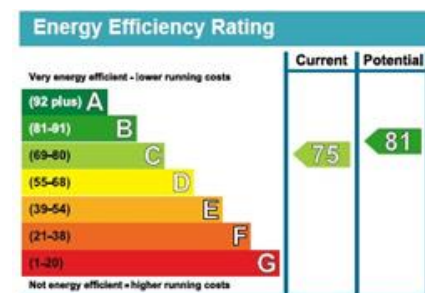
FAMILY BATHROOM 10' 5" x 5' 3" (3.20m x 1.62m)

White suite comprising panelled bath. W.C. with concealed cistern and inset wash hand basin to vanity units with built-in cupboards for storage. Heated towel rail. Wood effect flooring. Extractor fan. Small obscure PVCu double glazed window. Part tiled walls.

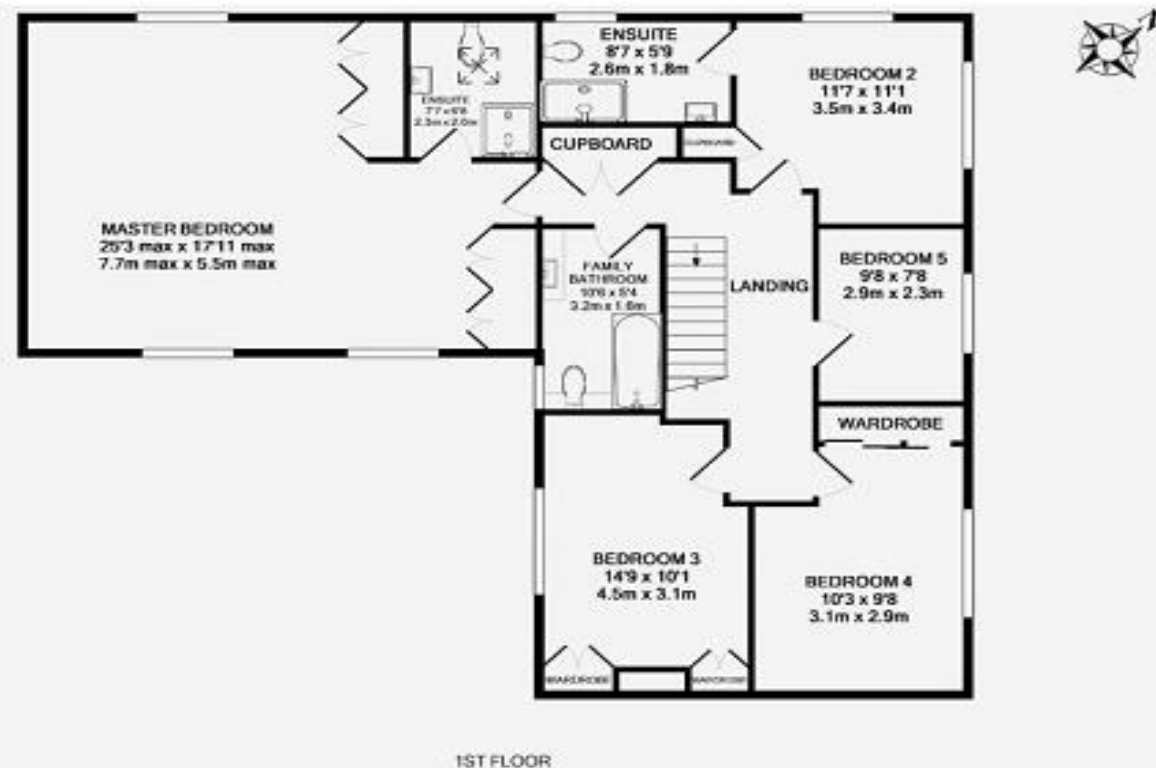
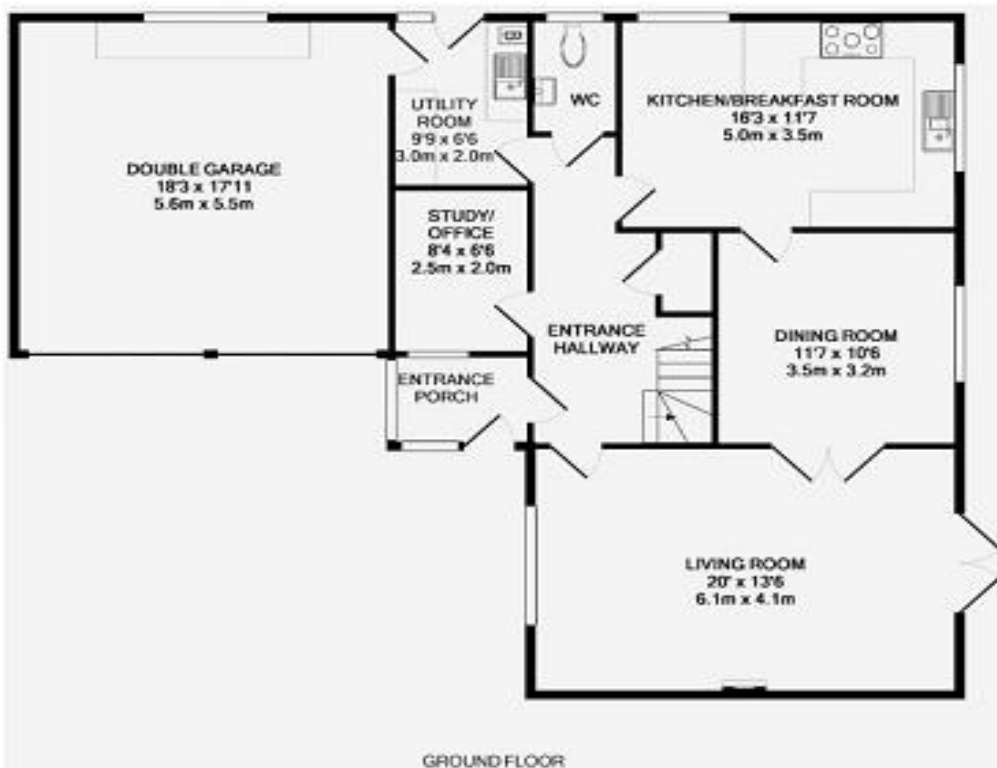
OUTSIDE to the front, access over tarmacadam driveway with off-road parking for 3 vehicles.

To the rear gardens are level, mainly laid to lawn, with areas of patio with seating, grape vines and selection of trees, shrubs and plants. Outside tap. Power points. Timber shed. Bin areas. Two side gates giving access to the front of the property.

DOUBLE GARAGE 18' 2" x 17' 10" (5.56m x 5.46m) Spacious garage with twin electric roller doors. Fitted base units for storage. PVCu double glazed window. Power and light.



Gas central heating throughout.
PVCu double glazed windows & doors throughout.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.