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Gargan & Hart

Estate Agents



Broadpark Road | Livermead | Torquay | TQ2 6UW

£276,950

Experienced Estate Agents working for you.

MAIN ENTRANCE

Aluminium glazed sliding doors opening to: -

ENTRANCE PORCH

Obscure glazed aluminium door with matching side panel opening to: -

RECEPTION HALL

Stairway to first floor, radiator, telephone point, coved ceiling. Doors to principal rooms.

LOUNGE/DINER

20' 7" max x 17' 5" max (6.27m x 5.31m)

A spacious light and airy "L" shaped room with two glazed windows and open outlook to front with views towards Preston, Paignton. Further high level window to side aspect, feature fireplace with brick surround, ceramic tiled hearth and fitted living flame electric fire, three radiators, TV aerial point, coved ceiling.

BATHROOM

UPVC obscure double glazed window to side aspect, modern white suite comprising panelled bath with mixer tap, shower attachment and glazed screen to side, pedestal wash basin, low level WC, heated towel rail, ceramic tiling to surround.

KITCHEN

12' 5" max x 10' (3.78m x 3.05m)

High level glazed window to side aspect. Range of units comprising base and drawer cupboards with laminate work surface, inset stainless steel double drainer sink unit, plumbing for automatic washing machine, space for electric cooker, fridge and tumble dryer. Matching range of wall cabinets, gas fired boiler servicing domestic hot water and central heating system, part ceramic tiling to walls. Glazed window through to Conservatory with adjoining obscure glazed and panelled door with steps leading down to: -

CONSERVATORY

6' 11" x 20' 7" (2.11m x 6.27m)

A spacious room with glazed windows to surround and outlook over rear garden. UPVC part panelled and obscure double

glazed door with canopy over leading out to rear garden, radiator.

BEDROOM 3

10' 11" x 12' 6" (3.33m x 3.81m)

A spacious double bedroom with glazed window through to Conservatory, radiator, built-in cupboard, coved ceiling.

FIRST FLOOR LANDING

Hatch to roof void, obscure glazed doors to Bedrooms 1 and 2.

BEDROOM 1

17' 6" x 11' (5.33m x 3.35m)

Another spacious light and airy double bedroom with UPVC double glazed window and attractive outlook over front garden with views towards Preston, Paignton and distant sea glimpses towards Brixham. Radiator, TV aerial lead, access to eaves storage space.

BEDROOM 2

13' x 11' (3.96m x 3.35m)

Another double bedroom with UPVC double glazed window and outlook over rear garden, radiator, access to eaves storage space.

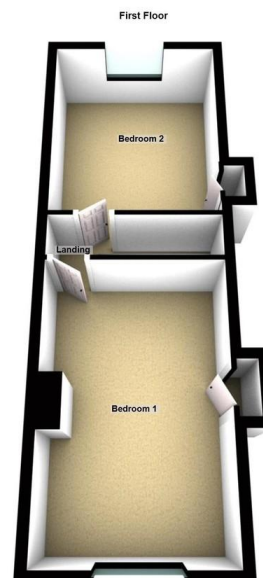
OUTSIDE

To the front of the property the garden is predominantly laid to lawn with feature ornamental tree, mature shrubs and flowers to border. A long driveway with low walling to one side offers off road parking for several vehicles and leads to Main Entrance with outside light and:-

DETACHED GARAGE

Metal up and over door, light and power, courtesy door to rear garden.

Access gate and path lead to the enclosed rear garden which is partly laid to lawn with steps leading up to a paved patio area. Feature ornamental tree with flowers and mature shrubs to borders. The path continues to one side of the garden to a further small area laid to lawn. Timber fencing and hedging to boundaries providing a good deal of privacy and seclusion.





Located within the sought after and very popular residential area of Livermead, Torquay is this spacious and extended semi detached house. The property itself, although in need of some redecoration and modernisation, offers excellent living accommodation and comprises a spacious "L" shaped lounge/diner, kitchen, modern bathroom, conservatory and double bedroom to the ground floor. To the first floor there are two further double bedrooms. Outside there are gardens to the front and rear, detached garage and driveway offering off road parking for several vehicles. Internal inspection is highly recommended to fully appreciate the potential this family home has to offer.

Energy Rating: F



VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Torquay sea front continue along Torbay Road before turning right into Cockington Lane. At the mini roundabout turn left into Old Mill Road. Continue into Livermead Hill before turning right into Broadpark Road. Proceed some distance where the property will be seen to the right hand side.

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU