

- 🏠 360 Degree Tour
- 🏠 Lounge/Diner
- 🏠 Chain Free
- 🏠 Modern Kitchen
- 🏠 Conservatory
- 🏠 Ground Floor Bedroom and Bathroom
- 🏠 2 First Floor Bedrooms
- 🏠 Private and Enclosed Rear Garden
- 🏠 Garage and Driveway
- 🏠 Sea Views



Situated in a cul-de-sac location in the high sought after Livermead. This Property is only moments from both Torquay seafront, Preston seafront and the beautiful Cockington Village with its parks and lakes.

This well presented semi detached chalet bungalow is situated in a quiet location within the desirable area of Livermead within a short walk of Preston Primary School and parade of local shops.

To the front of the property is a paved patio area which leads down to a lawned front garden, to the side is a large paved area leading to the front enclosed entrance porch. Once inside, the hallway leads to an L-Shaped lounge/dining room which also has patio doors leading down to the front patio area. There is a downstairs family bathroom, part tiled with bath, over bath shower, WC and wash basin.

There is also a downstairs double bedroom with patio doors leading to the rear garden. The modern kitchen includes an electric hob and oven, high gloss units and integrated appliances including washing machine, dishwasher and fridge/freezer. The kitchen opens into a conservatory which leads out into the sunny enclosed rear paved garden.



Upstairs there is a shower room and a further 2 double bedrooms, the master enjoys sea views overlooking Paignton Pier and Roundham.

To the rear of the property is a single garage and driveway for 1 car accessible via a gate from the rear garden or door from the paved area at the front of the property.

The property has been well maintained and benefits from Gas Central Heating and Double Glazing.

Council Tax: Band D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

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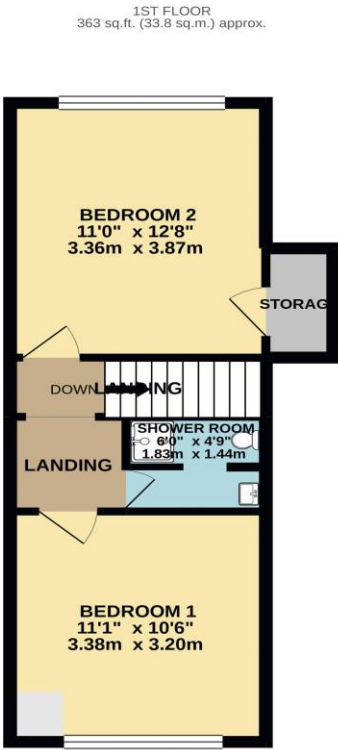
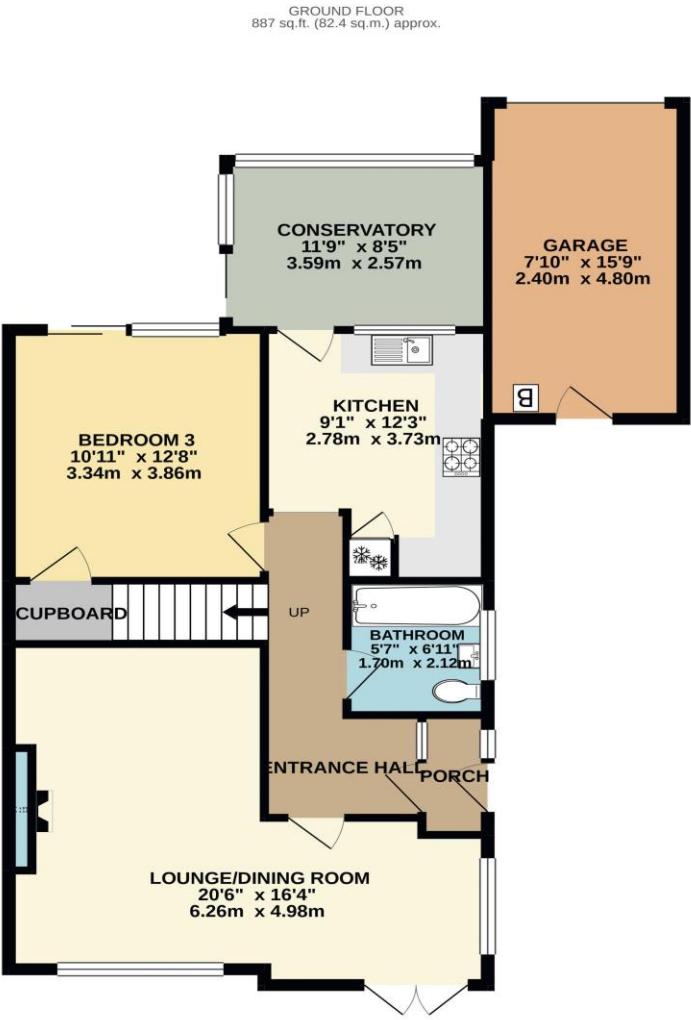
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The Property Ombudsman



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 or efficiency can be given.
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