

## The Accommodation

- HALLWAY
- LARGE LOUNGE
- DINING ROOM
- KITCHEN
- DOWNSTAIRS CLOAKROOM/W.C.
- STUDY/OCCASIONAL BEDROOM
- CONSERVATORY
- 3 BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZING & GCH
- FRONT & REAR GARDENS
- SEA VIEWS
- DRIVEWAY & GARAGE.



## Brief Description

This extended & spacious 3 bedroom detached house is situated in a Cul-de-Sac in the popular area of Livermead, close to local shops, Primary School & on a regular bus route.

The property benefits from sea views across to Brixham and has good sized family accommodation. A Upvc double glazed front door leads into the hallway with stairs rising to the 1st floor. Large storage cupboard. Downstairs Cloakroom/W.C. and Study/Occasional Bedroom.

The large lounge has a feature brick fireplace with a log effect dimplex optimist fire. A door leads to the kitchen and an opening to the Dining Room with a feature arched window overlooking the rear garden & patio doors leading to the sun terrace. There are sea views across to Berry Head.

The Kitchen is well equipped with a range of cupboards, drawers & spaces for a dish washer, washing machine & fridge freezer. There is a double oven, gas hob & extractor over. An archway leads to the Conservatory where there are Upvc double glazed windows and patio doors leading onto the terrace with sea views across to Paignton & Brixham.

Stairs to the 1st floor landing. There is a large walk-in airing cupboard housing the Boiler.

*A Well Presented Spacious 3 Bedroom Detached House Situated in a Quiet Cul-de-Sac in Livermead With Sea Views.*



There are 3 bedrooms and a family bathroom comprising a corner bath, wash hand basin, low level W.C., shower cubicle with Mira Electric shower. Ladder style heated towel rail. There are sea views from 1 of the windows.

OUTSIDE: To the front is a Spanish style arch & storm porch to the front door & a level lawn area with mature shrubs & a large gravel area for parking either a boat or caravan.

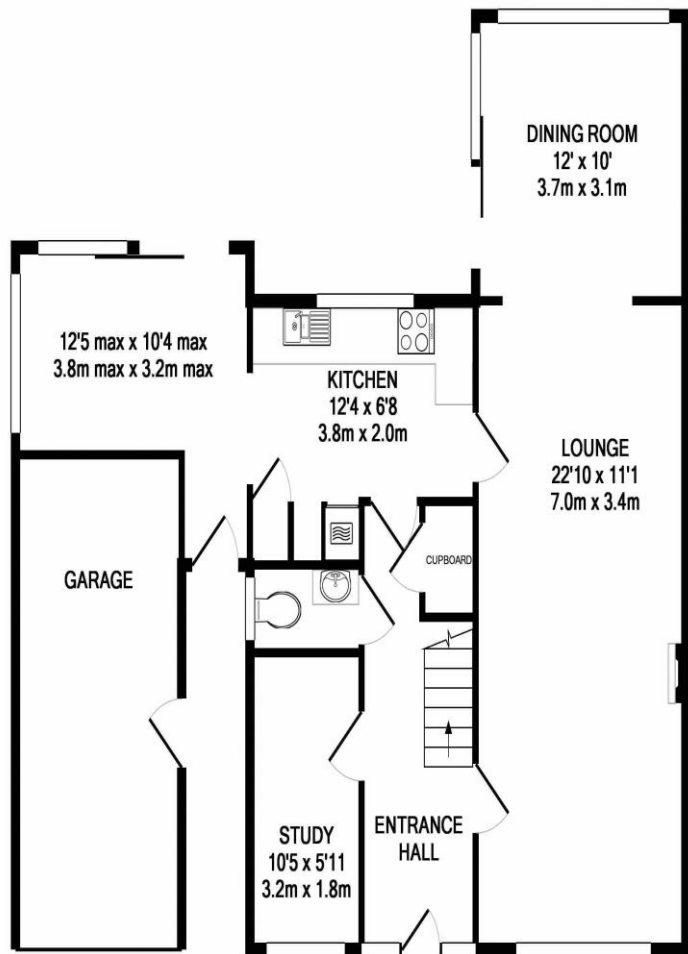
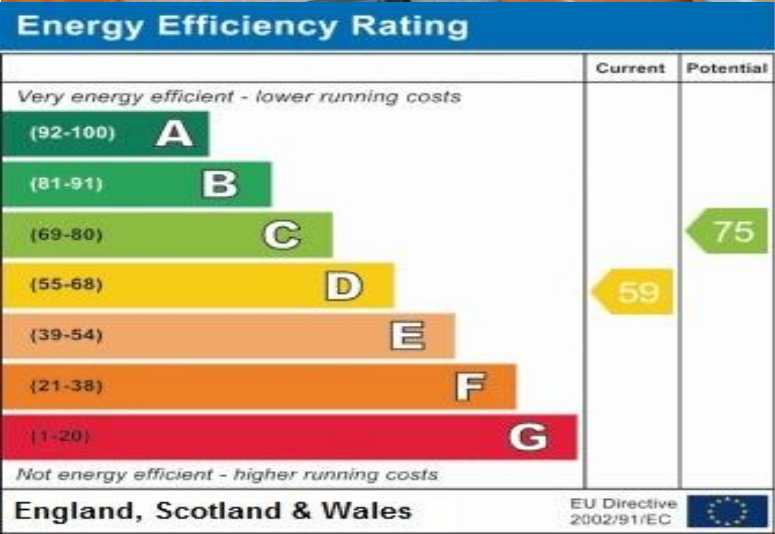
The driveway has space for several cars which leads to the single garage with up & over door, lighting & power.

The rear garden is a particular feature of the house with landscaped gardens. Doors from the Conservatory & Dining Room lead to a large terrace with a Pergola, ideal for Al Fresco dining. Steps lead down to a further lawned area overlooking Woodland ideal for dog walkers, etc.

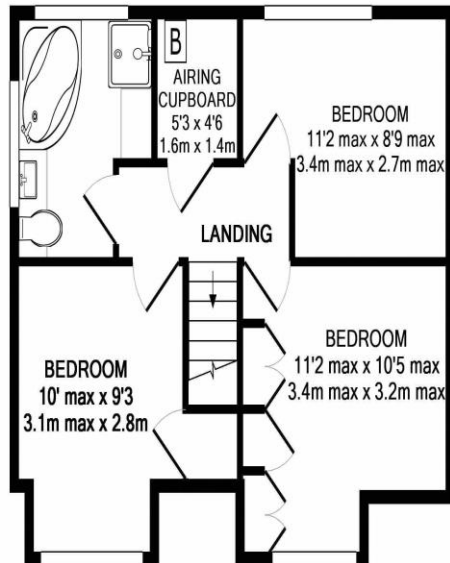
Council Tax: Band D







GROUND FLOOR



1ST FLOOR

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