

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.

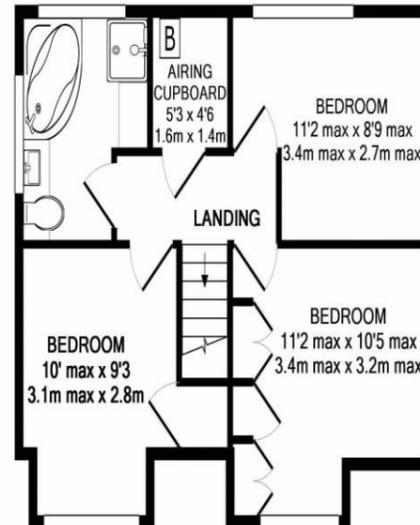
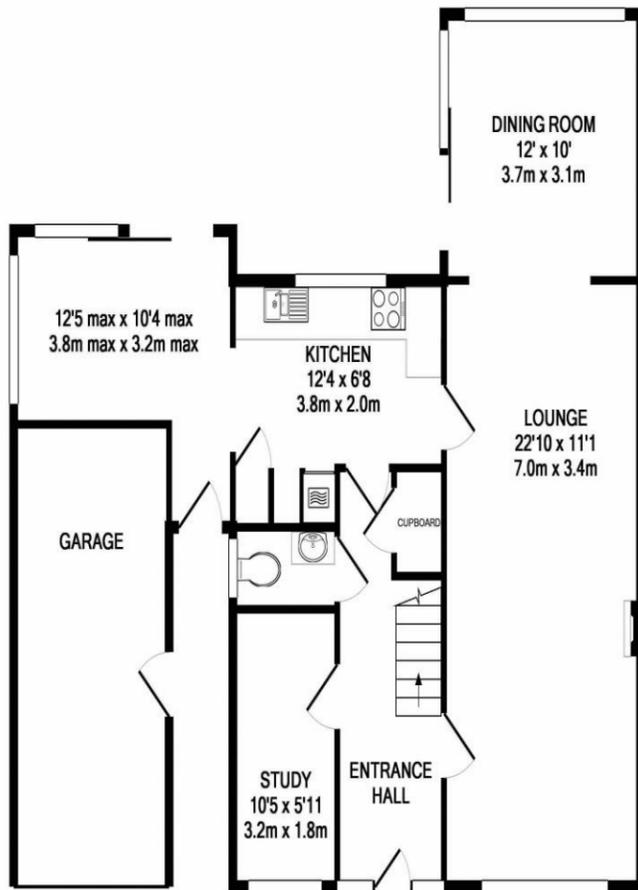
OUTSIDE: To the front is a Spanish style arch & storm porch to the front door & a level lawn area with mature shrubs & a large gravel area for parking either a boat or caravan.

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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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



**WOODS
BRYCE BAKER**

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£339,950 Freehold

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