



**JOHN COUCH**
THE ESTATE AGENT

13 Quantocks Road Livermead
Torquay Devon
£595,000 Freehold



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Devon TQ2 6UH

£595,000 Freehold



A stunning single storey three bedroom property imaginatively re-configured to provide a stylish home of exceptional comfort complimented by beautiful easy to manage gardens, a large single garage, driveway parking and some views into Tor Bay

- Two reception rooms ■ Kitchen ■ Conservatory
- Three bedrooms ■ Two bathrooms ■ Utility area
- Large single garage ■ Driveway parking ■ Some sea views
- Private well planned gardens with sun terraces

FOR SALE FREEHOLD

This most desirable home has been comprehensively re-designed to provide superb lateral living spaces that have a natural flow and allow easy access to the sheltered gardens where the Mediterranean style plantings thrive. Finished with an impeccable eye for detail and providing practical solutions for flexible modern living this house is set on level plot with excellent off-road parking and an extra-long single garage that has automated doors to each end.

LOCATION

Quantocks Road is in the sought after residential area of Livermead which is within easy reach of the sea front, beaches, Marina and town and is well served by a local bus route with good amenities available locally. Livermead Sands is a popular tidal beach where dogs are permitted all year. Close by are Manscombe Woods where pathways lead to the Cockington Valley and Occombe Farm with its delicatessen and café.

The nearby Cockington Country Park covers 450 acres of beautiful countryside with parklands, formal gardens, ornamental lakes and a footpath through the water meadows towards to the sea. There are working craft studios, an 11th century church, 16th century Manor House and an historic thatched pub.

INTERIOR

Approached across a large terrace where south facing views into Tor Bay can be enjoyed, the front door opens to a welcoming vestibule before a further door opens to the entrance hallway. From first contact the design details of this stylish home are immediately apparent and you are drawn along the hallway to the living areas which are located at the rear of the house overlooking the delightful gardens.

The well-planned kitchen combines contemporary style with modern functionality and has been fitted with superb cabinetry beautifully offset by contrasting granite countertops.

There is space for a kitchen island which is ideal for casual dining and the kitchen also has a good range of integrated appliances. Patio doors open to the conservatory which is successfully used as a dining room and where views over the garden can be fully enjoyed. There are doors on two sides allowing a good air flow with access to the garden terrace on one side and to the lean-to area the other side. This useful space has been cleverly designed to provide a neat utility area that can also be accessed from the front of the house.

The living area provides space for comfortable furniture to be arranged in front of patio doors that open to the garden terrace with the dining area to the rear providing a reading nook. (Doors to separate the space are available so that the room can be closed off to provide an additional bedroom or home office).

VIEWING BY APPOINTMENT ONLY

These cleverly configured living spaces provide practical modern living that invites a relaxed lifestyle whilst offering a good degree of flexibility.

Returning to the hallway the principal bedroom is at the front of the house and is a wonderfully light room with patio doors opening to the front garden terrace. There is a range of fitted wardrobes and a superb adjacent bathroom featuring a double width walk in shower. Bedrooms two and three are both double rooms with bedroom two having a small built-in cupboard and bedroom three having views over the surrounding area and into Tor Bay. Completing the accommodation is a contemporary family bathroom and a large storage cupboard.

OUTSIDE The house is approached over a smart resin driveway that provides parking for several cars and leads to the single garage that was extended to create additional space to the rear. The garage has automated doors to either end and a door to the rear garden with a side window providing natural light and ventilation. The front garden has a small area of lawn bordered by mature shrubs and a sun terrace from where bay views can be enjoyed.

The rear garden provides a good deal of privacy with a large resin terrace adjacent to the house which is the perfect place for al-fresco dining. Several steps rise to a decked terrace which enjoys a good deal of sunshine throughout the day and an attractive summer house is a lovely feature.

The small lawn is surrounded by Mediterranean style plantings that thrive in the sunny and sheltered environment with the whole space being designed for ease of maintenance.

AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture. The international marina is located next to the working harbour and the sandy beaches, iconic palm trees and beach huts provide a timeless element.

Within the bay are many beaches and coves to explore, some are peaceful havens for relaxing and have waterside cafes and others offer water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls and cricket are all close by.

There are many stylish bars and an extensive choice of fine restaurants some of which specialise in locally caught seafood and provide opportunities for al-fresco dining and to enjoy live music.

Tor Bay has four theatres and three cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual seafood festival.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2024/2025 £2729.04)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) and Ultrafast (FTTP) (Estimated Ofcom Data)











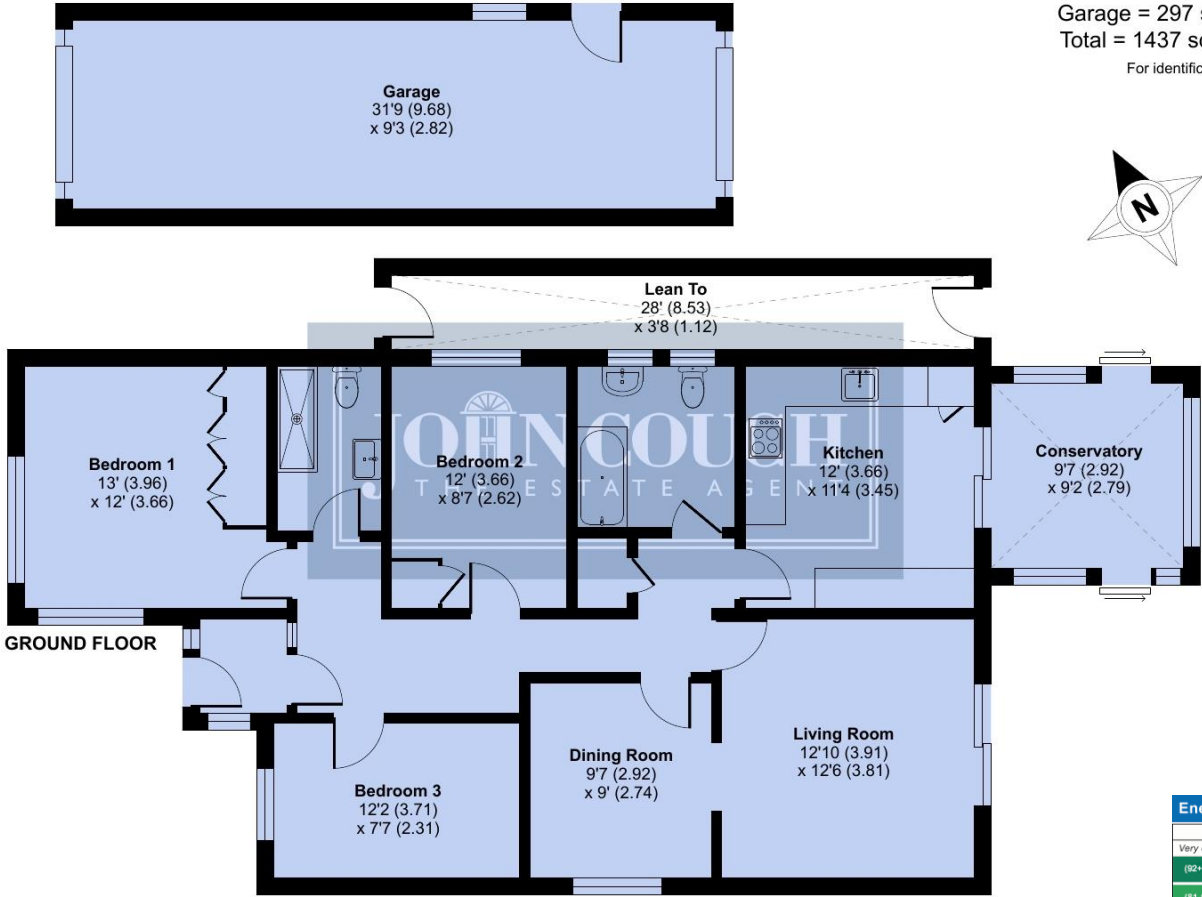


Approximate Area = 1140 sq ft / 105.9 sq m (excludes lean to)

Garage = 297 sq ft / 27.5 sq m

Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for John Couch The Estate Agent. REF: 1192851

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.