



## Broadley Road, Torquay, TQ2 6UT

Asking Price Of £475,000

If stunning sea view across Tor Bay are on your list of wishes then this beautiful two bedroom detached bungalow is one to view! Located in the highly desirable Livermead area of Torquay and in a quiet residential area served by local shops and bus services. Whilst the bungalow will require some modernisation, it offers well proportioned accommodation with double glazing and central heating and the layout takes full advantage of the wonderful sea views. There is a driveway for 2-3 cars leading to a garage with landscaped front gardens and private and sunny rear gardens which also enjoy the sea views. Being offered with no onward chain we strongly recommend viewing this property to fully appreciate, its position and sea views.

- DETACHED BUNGALOW
- STUNNING SEA VIEWS
- LIVERMEAD
- REQUIRES SOME UPDATING
- GARAGE + DRIVENO CHAIN

### Entrance Porch

Composite double glazed front door with leaded glass inserts and matching side panel. Dado rail. Glazed internal door leading to:

### Hallway

A large reception hallway with space for sideboard, bookcase or similar. Radiator. Built-in store cupboard with shelving. Coat cupboard with hanging rail and shelf. Boiler cupboard housing Worcester gas boiler for central heating and hot water plus storage space and shelf. Access to loft space with pull down ladder.

### Lounge - 4.9m x 3.6m (16'0" x 11'9")

A bright lounge having full width double glazed patio doors leading out onto a wide SUN BALCONY with glass balustrade and enjoying exceptional panoramic sea views across Livermead out to Tor Bay taking in both Torquay and Brixham, including the famous Berry Head lighthouse . TV point. Radiator. Two wall light points. Door to main hallway archway leading to:

### Dining Room - 3.4m x 3.3m (11'1" x 10'9")

A generous size dining room with ample space for a 6 to 8 seater table. Double glazed window enjoying superb panoramic sea views similar to the lounge. Radiator. Serving hatch to kitchen. Door to hallway. Note as both lounge and dining room have separate doors to the hallway these rooms can be separated to make individual receptions.

### Kitchen - 3.6m x 2.9m (11'9" x 9'6")

Fitted with a range of oak fronted wall and base units with marble effect countertops with inset composite one and a half bowl sink unit with mixer tap over. Space for cooker, gas cooker point. Plumbing for washing machine. Space for upright fridge freezer. Concealed cooker hood. Small breakfast bar area. Part tiled walls. Radiator. Double glazed window again enjoying excellent sea views across to Torquay and Brixham. Double glazed door leading to outside.

### Bedroom One - 4.3m x 4m (14'1" x 13'1")

This generous master bedroom has a double glazed bow window overlooking the front aspect and is fitted with a range of furniture, including wardrobes, dressing table and chest of drawers. Radiator.

### Bedroom Two - 3.6m x 3.2m (11'9" x 10'5")

Another generous double bedroom with double glazed bow window overlooking the front garden and also including a range of built-in wardrobes and bedside cabinets. Radiator.

### Bathroom

Fitted with a white suite comprising panelled bath with Triton electric shower fitted and glass screen over. Pedestal wash hand basin and close coupled WC. Chrome ladder radiator. Part tiled walls. Double glazed window.

### Second WC

Again fitted with a white suite comprising wash hand basin and WC also with room for coats, shoes etc. Double glazed window. Radiator.

### Outside

To the front is a landscape gravelled garden area well stocked with a variety of shrubs including hydrangeas, roses and conifer. There is a brick paved footpath leading to the front door across the front of the property to a side gate giving access to the rear garden.

### Parking

A brick pave driveway offering parking for 1 to 2 vehicles and leads to:

### Single Garage - 4.9m x 2.5m (16'0" x 8'2")

Electric meter and gas meter. Fuse box. Power and lighting. Glazed door leading to the garden room.

The rear garden enjoys a sunny aspect and stunning sea views across Torbay with the English Riviera to the left and Brixham and Berry Head to the right. The garden enjoys a high degree of privacy and has a large brick paved patio area leading onto a lawn with raised sundeck to one side. The garden is bounded by fence panelling and hedging and also has a variety of inset shrubs including fuchsia , rosebushes conifer and palm trees.

### Cellar

A useful cellar area for maintenance and servicing but also providing ample storage for garden furniture, surfboards, gardening equipment and such like. Limited headroom.

### Workshop - 6.2m x 4m (20'4" x 13'1")

A perfect room for the hobbyist or keen Gardner as this will make a perfect workshop or potting shed. It has shelving and work benches plus power and lighting with the door and window leading onto the garden.

### Garden Room - 2.5m x 2.3m (8'2" x 7'6")

A pleasant garden room enjoying an outlook over the rear garden and relaxing Seaview is across the bay. Double glazed patio doors leading to balcony. Double glazed window and polycarbonate roof. Power point. Glazed door to garage.

## Address

Broadley Road, Torquay, TQ2 6UT

## Tenure

FREEHOLD

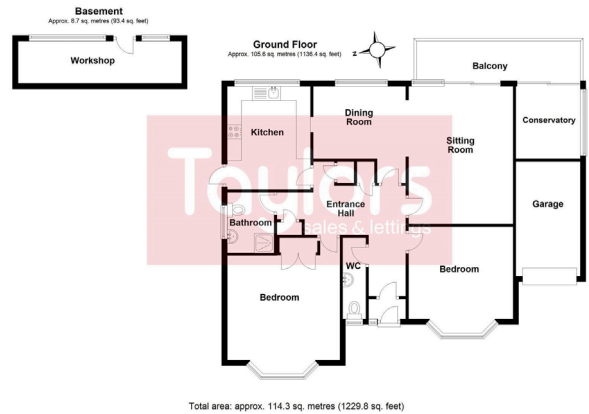
## Council Tax Band

E

## Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.