



Kamonha, Torbay Road, Livermead, Torquay, TQ2 6RG

Guide Price: £525,000

Tenure: Freehold



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A Recently Constructed and Bespoke Four Bedroom Detached House

- Highly Sought After Location, Located 200 Yards From Livermead Beach
- 10 Year Builder's Warranty
- Open Plan Living Space With Engineered Oak Flooring and Architraves
- Quality Modern Fitted Kitchen With Integrated Appliances, Glacier Quartz Worktops and Separate Utility Room
- Two Ground Floor Double Bedrooms and Wet Room/WC
- Two First Floor Bedrooms With The Master Having An Enclosed Balcony and Family Bathroom / WC
- UPVC Triple Glazed Windows With Automated Shutters To The Front
- Attractive Block Paved Driveway Allowing Off Road Parking For Three Cars
- Automated Turning Circle
- Superbly Landscaped Gardens



Absolute Sales and Lettings Are Proud To Present Kamonha, A Recently Constructed and Immaculately Presented Detached Four Bedroom Residence, Located In The Sought After Area of Livermead, Only 200 Yards From Livermead Beach.

Kamonha has been recently constructed and benefits from a 10 year builder's warranty. It has been individually architect designed and finished to a very high standard.

The accommodation, which offers a good deal of flexibility, briefly comprises of an open plan living space with engineered oak flooring, a quality modern fitted kitchen with glacier quartz worktops and integrated appliances, a separate utility room, two ground floor bedrooms and a ground floor wet room/WC.

On the first floor there are two further bedrooms with the master having a superb enclosed and covered balcony with outside lighting and a further family bathroom/WC.

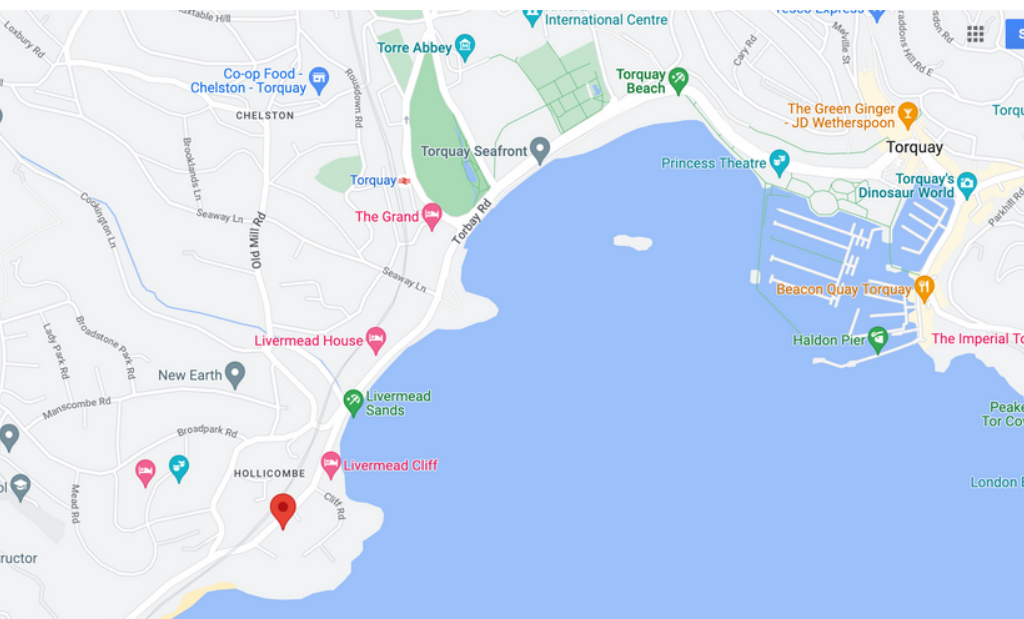
The property benefits from installation of uPVC triple glazed windows and automated shutters to the front and gas central heating.

To the side of the property is an attractive block paved driveway allowing off road parking for up to three cars with an automated turning circle to allow cars to drive in and out in a forward gear.

The rear garden has been attractively landscaped and is enclosed by timber fencing with bifold doors leading from the open plan living space to a patio area, with British stone porcelain patio slabs, this area is ideal for alfresco dining and entertaining both family and friends.



The property occupies a popular residential position within the highly sought after Livermead area of Torquay, being within 200 yards of Livermead beach and Torquay sea front, train station, town centre and deep water marina, which boast an enviable array of restaurants, cafes, shops, facilities and amenities. Only a short drive away, are the highly regarded boys and girls grammar schools, Torbay Hospital and the ever popular Wren Retail Park, which is filled with supermarkets, a 24 hour pharmacy, home store and more. Kamonha is also perfectly situated for access into the neighbouring town of Paignton, with its beautiful blue flag beaches, bustling town centre filled with independent boutique shops, cafes and central train station, which offers fantastic connections to Newton Abbot, Exeter and beyond. An early inspection is highly recommended to appreciate the size, position and condition the accommodation boasts.



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Ground Floor
Approx. 87.1 sq. metres (937.9 sq. feet)



First Floor
Approx. 71.1 sq. metres (765.0 sq. feet)



Total area: approx. 158.2 sq. metres (1702.9 sq. feet)

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