



50 Broadstone Park Road, Torquay – TQ2 6TZ

Guide Price **£495,000**





50 Broadstone Park Road

Torquay, Torquay

Offering spacious accommodation and a good deal of flexibility is this well presented 5 bed detached residence set over three levels located in the popular Livermead area of Torquay. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Highly sought after location
- First floor sitting room
- Modern fitted kitchen/breakfast room/family room
- Formal dining room
- Five good size bedrooms (one having en suite facilities)
- Family bathroom/WC and cloakroom/WC
- uPVC double glazing and gas central heating
- Driveway parking and integral single garage
- Front and rear gardens with open views from the rear elevation
- EPC - C



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The property occupies a much sought after residential position within the Livermead area of Torquay, being within close proximity to local shops and schools and easy access to Torquay seafront, town centre and deep water marina, which boast an exciting array of restaurants, bars, cafes and shops. There is also easy access to Manscombe Woods and the well loved Cockington Country Park with its selection of craft shops and tea rooms and The Drum restaurant, perfectly suited for coastal and country walks and dog walking The ring road which connects to Newton Abbot, Exeter and beyond is also nearby, as well as Torquay and Torre Train stations which offer further connections to Newton Abbot, Plymouth, London and beyond.

Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

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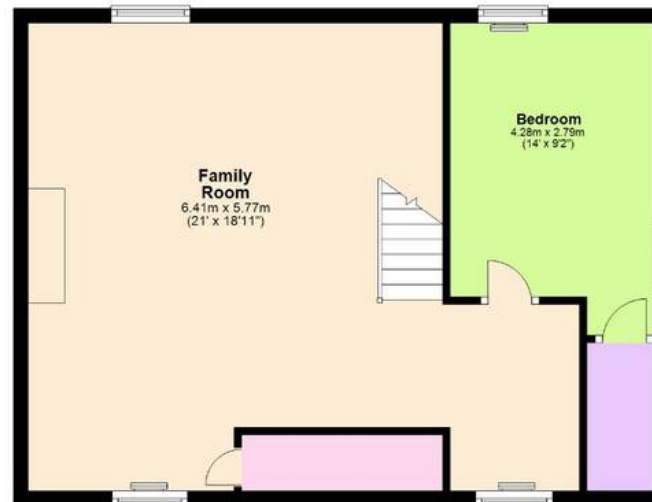
Garden Floor
Approx. 68.5 sq. metres (737.5 sq. feet)



Ground Floor
Approx. 75.2 sq. metres (809.0 sq. feet)



First Floor
Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 198.5 sq. metres (2136.4 sq. feet)

