



**19 Lady Park Road, Torquay – TQ2 6UA**

Guide Price **£495,000**





## 19 Lady Park Road

Torquay

This spacious and extended two bed detached bungalow has accommodation set over one level which briefly comprises of a reception hallway, sitting room, an extended kitchen/dining room with built in appliances, two double bedrooms and shower room/WC. The property also benefits from the installation of uPVC double glazing and gas central heating.

Outside there is driveway parking, a single garage, front garden and good size enclosed rear garden with access to useful additional rooms under the bungalow which could offer potential for a separate annexe subject to any necessary planning permission. Currently there is a utility room, shower room/WC and an additional room. As previously mentioned there is much potential as neighbouring properties have carried out extensions and loft conversions subject to any necessary planning permission to take in the fabulous views that the property boasts.



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Torquay

The property occupies a much sought after residential position within the Livermead area of Torquay, being within close proximity to local shops and approximately 1.5 miles from the lively Torquay town centre, sea front and deep water marina with their enviable array of restaurants, bars and cafes, shops, facilities and further amenities. There is also easy access to the neighbouring towns of Paignton and Brixham by bus or the coastal path. It is also within easy access to the ring road which connects to Newton Abbot, Exeter and beyond. The property is offered with vacant possession and an internal inspection is essential to appreciate the size, position, views and potential the accommodation boasts.

## Absolute Sales & Lettings

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**Ground Floor**



**Garden Floor**

