







## 59 Broadley Drive

Torquay, Torquay

This contemporary style three bed detached residence offers turnkey style living with light and airy rooms having some distant sea views from the front elevation. Offers a comfortable family home in a well regarded area and has accommodation briefly comprising of an entrance porch opening to a reception hallway, sitting room with separate dining area, quality modern fitted kitchen with solid worktops and built in appliances, separate utility room and downstairs cloakroom/WC. On the first floor there are three double bedrooms with the principal having an en suite shower room/WC and a further modern fitted family shower room/WC. The property benefits from an integral single garage with electrically operated roller shutter door. To the front of the property there is a concrete driveway allowing ample off road parking for cars, boat, motorhome etc with the front garden being level and laid largely to lawn with flower beds bordering. There is an enclosed rear garden which is level, laid largely to lawn and enclosed by brick walling and timber fencing and backing onto open woodland.

The current owners have renovated this lovely home from top to bottom since ownership and it has been used as a prized holiday home for them when they travel down to Torquay on occasions meaning the condition is second to none.





### **FRONT GARDEN**

To the front of the property there is a front garden that is level and laid largely to lawn with flower beds bordering.

### **REAR GARDEN**

There is an enclosed rear garden which is level, laid largely to lawn and enclosed by brick walling and timber fencing and backing onto open woodland.

### **GARAGE**

Single Garage

The property benefits from an integral single garage with electrically operated roller shutter door.

### **DRIVEWAY**

3 Parking Spaces

To the front of the property there is a concrete driveway allowing ample off road parking for cars, boat, motorhome etc





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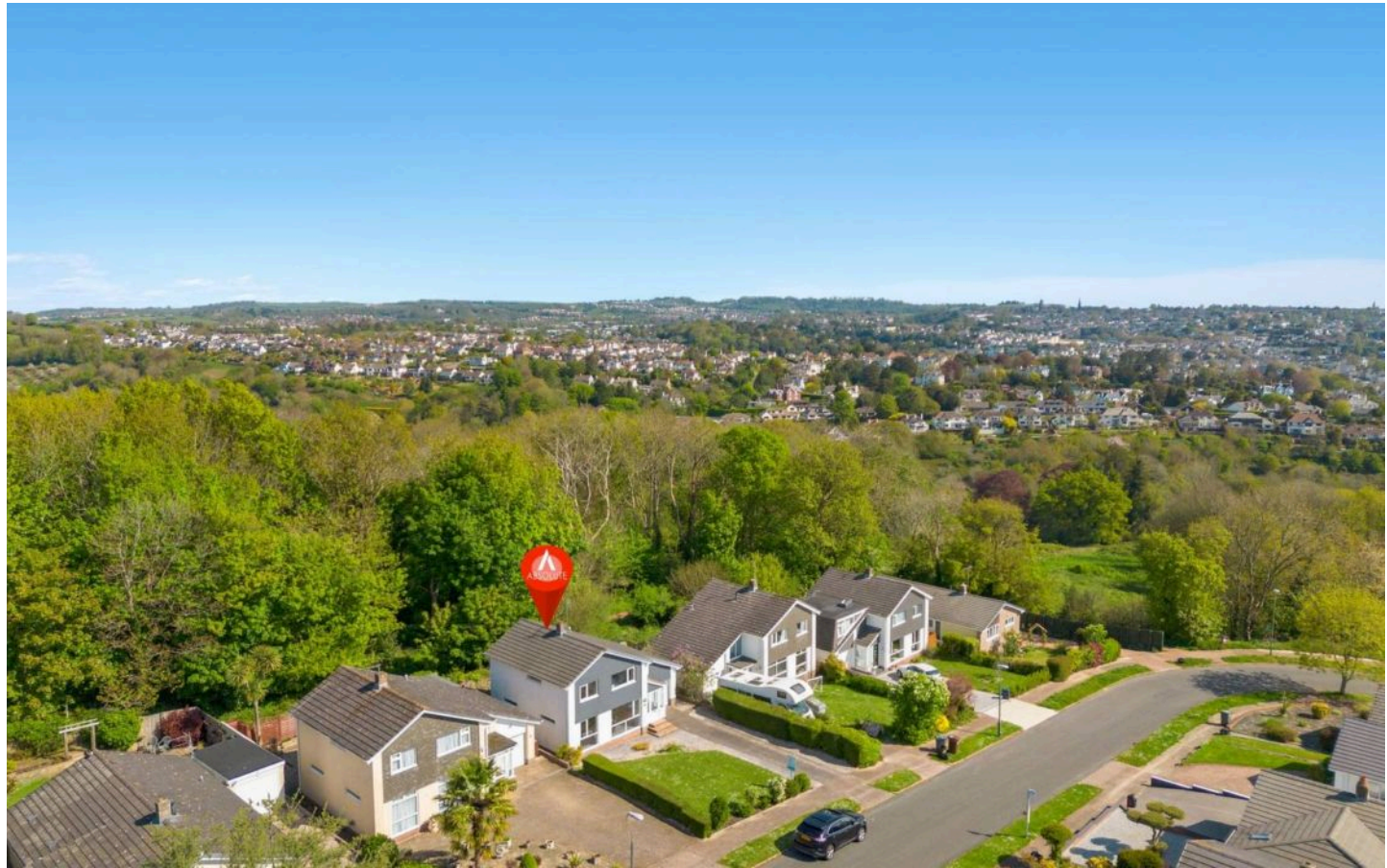
The property occupies a much sought after residential position within the popular area of Livermead within close proximity to local shops. Torquay sea front, town centre and deep water marina are all within approximately 1.5 miles distance. There is easy access to Torquay railway station, both Grammar schools, Torbay Hospital and the ring road which connects to Newton Abbot, Exeter and beyond. An early inspection is essential to appreciate the size, position, condition, location and views the accommodation offers.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G





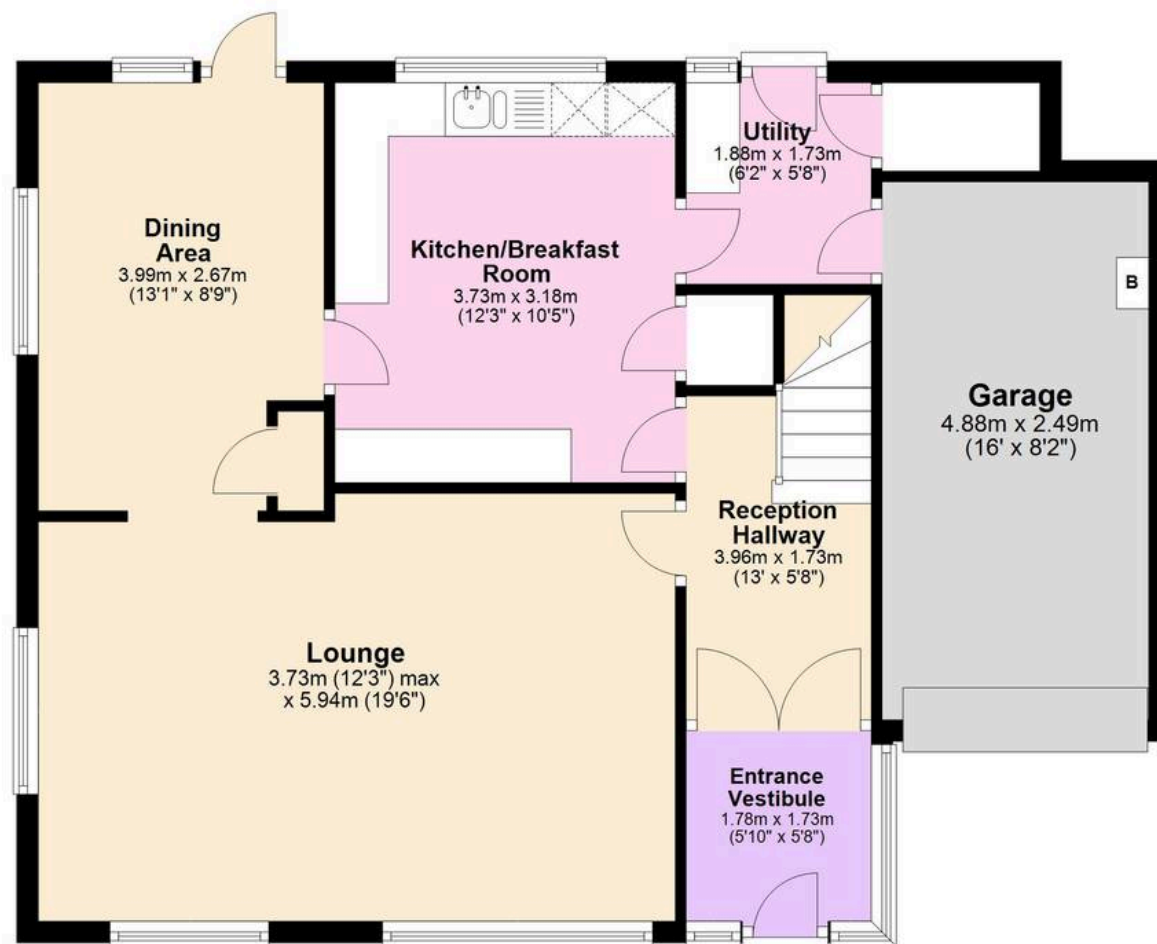






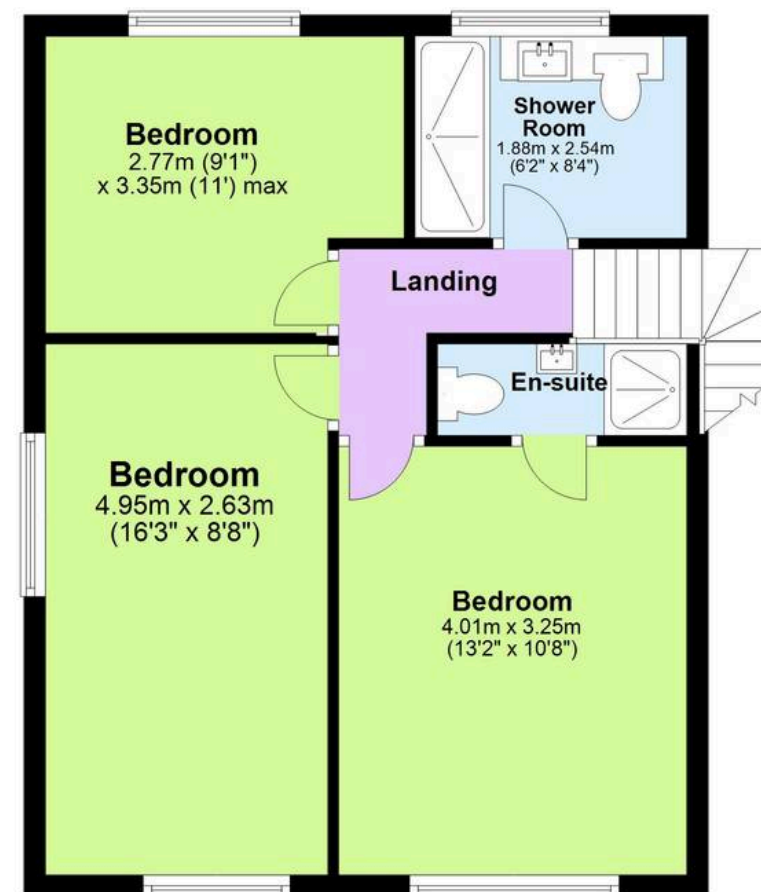
## Ground Floor

Approx. 74.9 sq. metres (806.7 sq. feet)



## First Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



Total area: approx. 121.8 sq. metres (1310.6 sq. feet)

Approx  
Plan produced using PlanUp.







## Absolute Sales & Lettings

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