



## CHILTERN CLOSE, LIVERMEAD, TQ2 6UD

ASKING PRICE £310,000







**• 360 DEGREE TOUR • LOUNGE/DINER • CHAIN FREE • MODERN KITCHEN • CONSERVATORY • GROUND FLOOR BEDROOM & BATHROOM • 2 FIRST FLOOR BEDROOMS • PRIVATE ENCLOSED REAR GARDEN • GARAGE & DRIVEWAY • SEA VIEWS**

## LOCATION

SITUATED IN A CUL-DE-SAC LOCATION IN THE HIGHLY SOUGHT AFTER AREA OF LIVERMEAD, THIS PROPERTY IS ONLY MOMENTS FROM BOTH TORQUAY SEAFRONT, PRESTON AND THE BEAUTIFUL COCKINGTON VILLAGE WITH ITS PARKS AND LAKES.

## ACCOMMODATION

THIS WELL PRESENTED SEMI DETACHED CHALET BUNGALOW IS SITUATED IN A QUIET LOCATION WITHIN THE DESIRABLE AREA OF LIVERMEAD AND A SHORT WALK TO PRESTON PRIMARY SCHOOL AND A PARADE OF LOCAL SHOPS.

THE HALLWAY LEADS TO AN L-SHAPED LOUNGE/DINING ROOM WHICH ALSO HAS PATIO DOORS LEADING DOWN TO THE FRONT PATIO AREA. THERE IS A DOWNSTAIRS FAMILY BATHROOM, PART TILED WITH BATH, OVER BATH SHOWER, WC AND WASH BASIN. THERE IS ALSO A DOWNSTAIRS DOUBLE BEDROOM WITH PATIO DOORS LEADING TO THE REAR GARDEN. THE MODERN KITCHEN INCLUDES AN ELECTRIC HOB AND OVEN, HIGH GLOSS UNITS

AND INTEGRATED APPLIANCES INCLUDING WASHING MACHINE, DISHWASHER AND FRIDGE/FREEZER. THE KITCHEN OPENS INTO A CONSERVATORY WHICH LEADS OUT INTO THE SUNNY ENCLOSED REAR PAVED GARDEN.

UPSTAIRS THERE IS A SHOWER ROOM AND A FURTHER 2 DOUBLE BEDROOMS, THE MASTER ENJOYS SEA VIEWS OVERLOOKING PAIGNTON PIER AND ROUNDHAM.

THE PROPERTY HAS BEEN WELL MAINTAINED AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING.

## OUTSIDE

TO THE FRONT OF THE PROPERTY IS A PAVED PATIO WHICH LEADS DOWN TO A LAWNED GARDEN, TO THE SIDE IS AN ADDITIONAL PAVED AREA LEADING TO THE ENTRANCE PORCH. TO THE REAR IS A PRIVATE ENCLOSED GARDEN, A SINGLE GARAGE AND DRIVEWAY FOR ONE CAR, THIS IS ACCESSIBLE VIA A GATE FROM THE REAR GARDEN AND DOOR FROM THE FRONT.





ROAD MAP



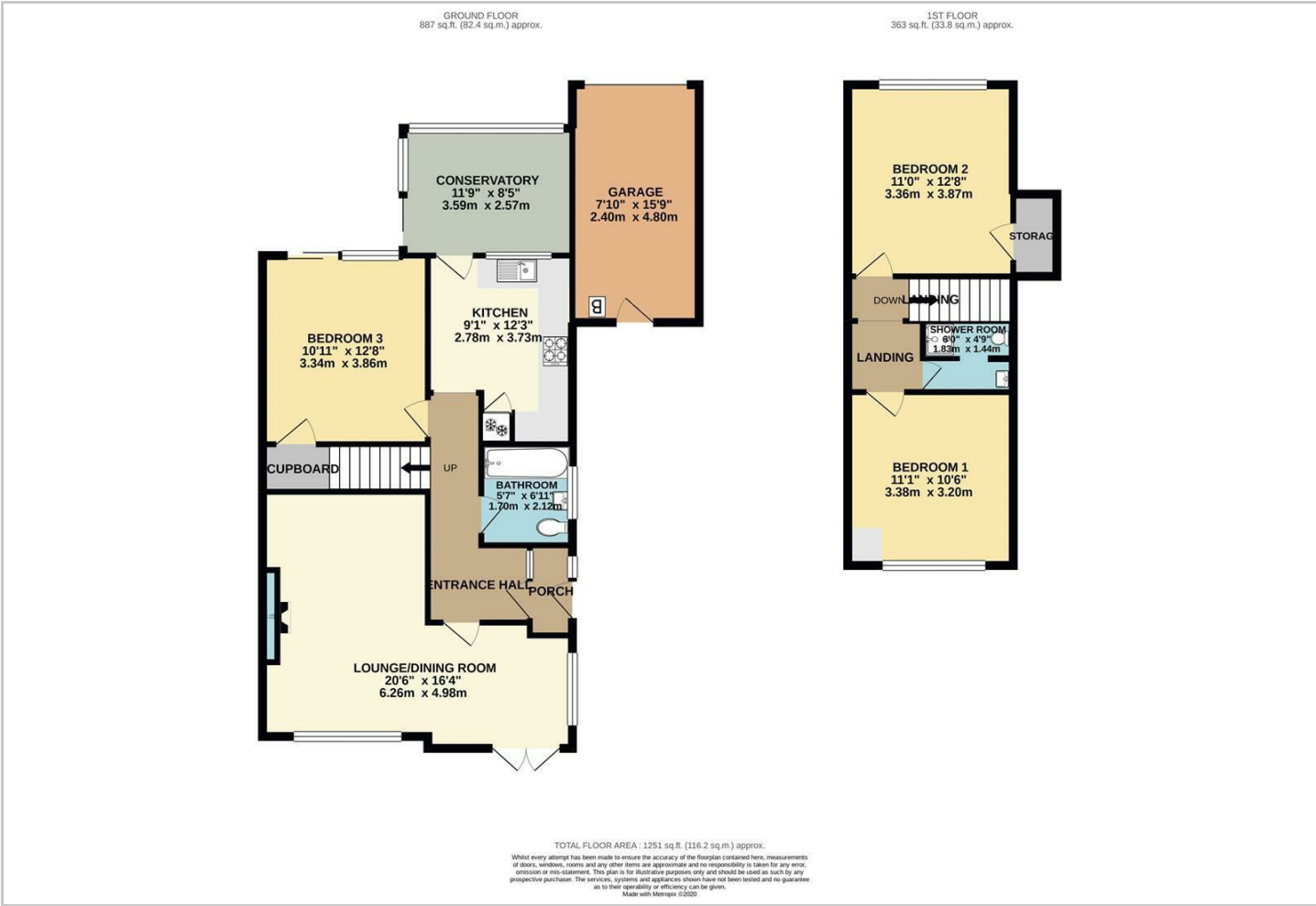
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND D

VIEWING

PLEASE CONTACT OUR EMERY & PIPER OFFICE ON 01803 315770 IF YOU WISH TO ARRANGE A VIEWING APPOINTMENT FOR THIS PROPERTY OR REQUIRE FURTHER INFORMATION.

THE ACCURACY OF THESE PARTICULARS IS NOT GUARANTEED NOR DO THEY FORM PART OF ANY CONTRACT. APPLICANTS SHOULD VERIFY DETAILS BY PERSONAL EXAMINATION AND ENQUIRY. CONSUMER PROTECTION REGULATIONS THE AGENT HAS NOT TESTED ANY APPARATUS; EQUIPMENT, FIXTURES OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT THE PURPOSE. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE AGENT HAS NOT HAD SIGHT OF THE TITLE DOCUMENTS. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW.

ENERGY EFFICIENCY GRAPH

