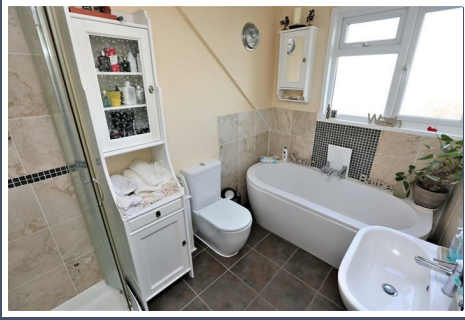




LIVERMEAD, TQ2 6UQ

**OFFERS IN EXCESS OF
£300,000**





• SEMI-DETACHED HOUSE • GOOD SIZE LOUNGE • FITTED KITCHEN/DINING ROOM • GROUND FLOOR CLOAKROOM • SEPERATE ANNEX WITH SHOWER ROOM • THREE BEDROOMS • FOUR PIECE FAMILY BATHROOM • FRONT AND REAR GARDENS • DRIVEWAY AND GARAGE • SEA PEEPS

LOCATION

LIVERMEAD IS IDEALLY SITUATED BETWEEN BOTH TORQUAY AND PAIGNTON AND IS WITHIN MINUTES OF THE SEA FRONT AND BEACHES OF CORBYN HEAD AND TORRE ABBEY SANDS. IT IS ALSO WELL PLACED FOR THE WOODLAND AND VALLEY WALKS OF COCKINGTON VALLEY WHICH LEADS TO THE COUNTRY PARK AND THE PICTURESQUE VILLAGE OF CHARACTERFUL COTTAGES.

A PRIMARY SCHOOL (SUBJECT TO CATCHMENT RULING) IS TO BE FOUND IN THE NEIGHBOURHOOD, TOGETHER WITH FACILITIES FOR CONVENIENCE SHOPPING, MORE COMPREHENSIVE AMENITIES ARE FOUND AT PRESTON, WALNUT ROAD AND OLD MILL ROAD WHERE YOU CAN ALSO FIND A DOCTORS SURGERY AND DENTAL PRACTICE.

WITH BREATHTAKING SEA VIEWS, A STUNNING COASTLINE, CLEAN BEACHES, BEAUTIFUL PARKS AND GARDENS TORQUAY REMAINS POPULAR WITH RESIDENT AND VISITOR SEEKING A COASTAL LIFESTYLE.

THE TOWN HAS A HIGH DEGREE OF EDUCATIONAL EXCELLENCE, HOSPITAL CARE, A DIVERSE RANGE OF SHOPPING OPPORTUNITIES AND AN EVER IMPROVING DINING CULTURE. AWAY FROM THE COAST THE SOFTLY ROLLING HILLSIDES OF THE DEVONSHIRE COUNTRYSIDE REVEALS PRETTY VILLAGES AND MARKET TOWNS, TWO NATIONAL PARKS AND IS ONE OF JUST A FEW COUNTIES IN THE UK WITH TWO COASTLINES.

TORQUAY HAS A DIRECT RAIL SERVICE TO LONDON PADDINGTON, JOINING WITH THE INTER CITY NETWORK AT NEWTON ABBOT AND THE SOUTH DEVON HIGHWAY, BYPASSING THE VILLAGE OF KINGSKERSWELL, IMPROVING JOURNEY TIME TO EXETER AND THE M5 MOTORWAY.

ACCOMMODATION

THIS SEMI-DETACHED HOME OFFERS A WELL PRESENTED FINISH AND ACCOMMODATION COMPRISING A PORCH WHICH LEADS TO THE ENTRANCE HALL. FROM HERE STAIRS RISE TO THE FIRST FLOOR WITH STORAGE BENEATH, DOORS LEAD TO ALL PRINCIPLE ROOMS.

THE LIVING ROOM OFFERS A GENEROUS SPACE, LARGE WINDOW TO THE FRONT ASPECT, WOOD BURNING STOVE AND SPACE FOR AN OFFICE AREA. DOORS LEAD INTO AN EXTENDED KITCHEN/DINER WHICH HAS A FITTED KITCHEN AND A GENEROUS DINING AREA OVERLOOKING THE GARDEN. THERE IS SCOPE TO OPEN THIS SPACE UP INTO THE ANNEXED BEDROOM SUBJECT TO PLANNING AND CONSENTS FOR THE RELEVANT WORKS. IN ADDITION TO THIS THERE IS A CLOAKROOM ON THE GROUND FLOOR.

THE FIRST FLOOR ALSO OFFERS SPACIOUS ACCOMMODATION INCLUDING A MODERN FOUR PIECE BATHROOM SUITE, TWO DOUBLE BEDROOMS AND A GOOD SIZE SINGLE BEDROOM.

TO THE SIDE OF THE PROPERTY FEATURES A COVERED WALKWAY WHICH LEADS TO AN ANNEXED ROOM WHICH IS CURRENTLY USED AS A GUEST BEDROOM WITH AN EN-SUITE SHOWER ROOM, THIS COULD ALSO BE UTILISED AS A HOME OFFICE.

OUTSIDE

THE FRONT GARDEN IS LARGELY LAID TO LAWN AND BORDERED BY MATURE SHRUBS. THERE IS ALSO OFF ROAD PARKING AND ACCESS TO THE GARAGE.

THAT GARAGE HAS LIGHT AND POWER SUPPLIES AND THE ADDED FEATURE OF PLUMBING FOR A WASHING MACHINE AND ALSO THE SPACE FOR A FULL SIZE TUMBLE DRYER.

THE REAR GARDEN IS MADE UP OF A PATIO AND LAWNED AREAS PROVIDING SPACE FOR ENTERTAINING.



ROAD MAP



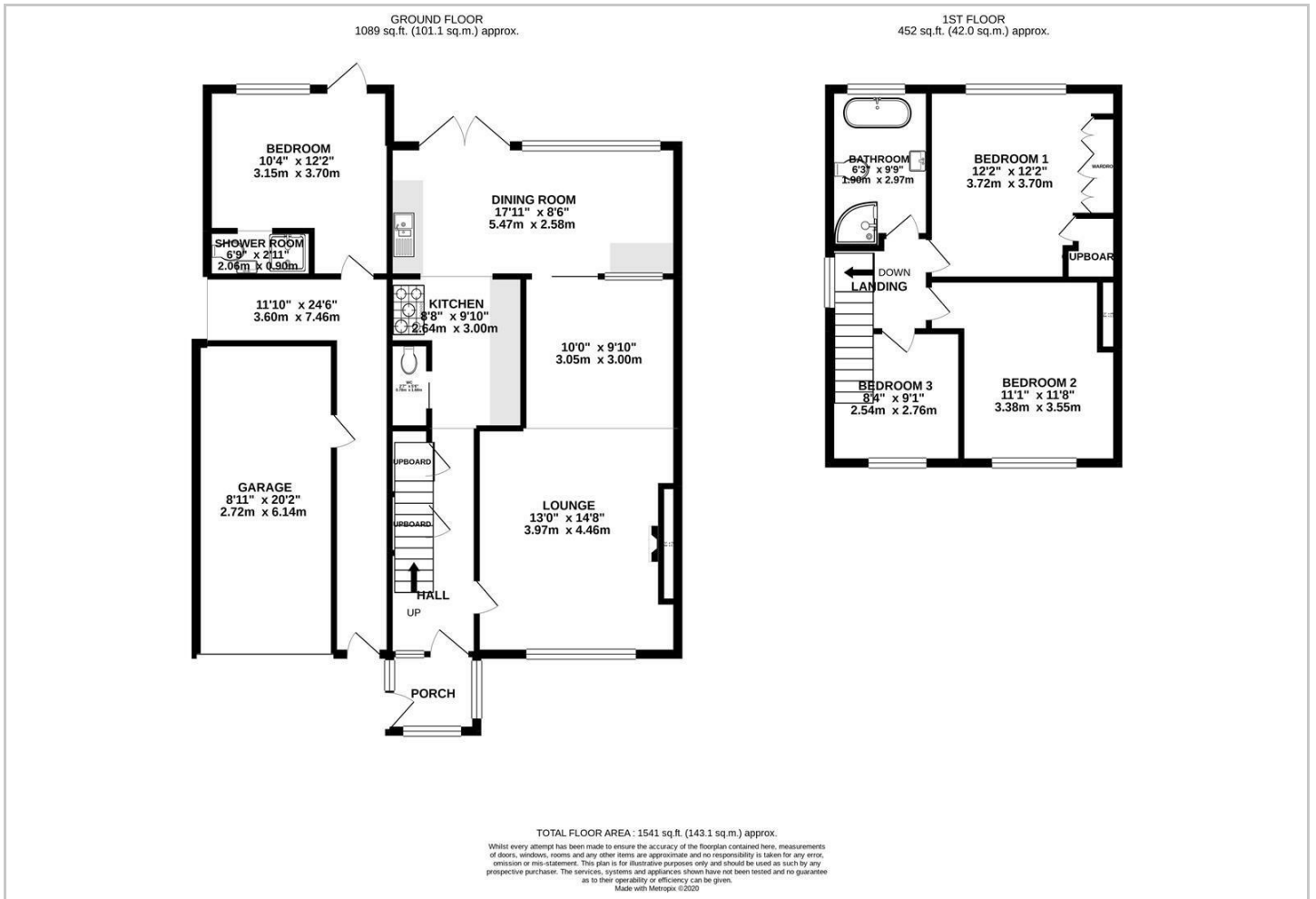
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND C

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

