



**JOHN COUCH**  
THE ESTATE AGENT

91 Broadley Drive  
Livermead Torquay Devon TQ2 6UT

**£595,000 Freehold**



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A spacious single storey, three bedroom home that is now ready for some updating, offering exceptionally well laid out and light-filled accommodation in a sought-after location with bay views, parking, double garage and private sunny rear garden

- Two reception rooms ■ Conservatory ■ Bay views
- Kitchen ■ Utility ■ Cloakroom/WC
- Three bedrooms ■ Family bathroom
- Terraces ■ Gardens ■ Parking and Double Garage

#### FOR SALE FREEHOLD

This 1970's era bungalow presents the opportunity to create a bespoke home for lateral living with sea views and a sunny rear garden. Set in a sought after residential area it has three bedrooms, two reception rooms, utility room, driveway parking and a detached double garage.

#### LOCATION

Located within the ever popular residential location of Livermead, this location is within easy reach of the sea front and is well served by a local bus route and is also close to some local amenities.

The property backs onto Manscombe and Scadson Woods which are managed by Torbay Coast and Countryside Trust and where there is a network of footpaths and cycleways that lead to Cockington Village in one direction and Occombe Farm with its farm shop and café in the other.

The picturesque village of Cockington lies between Torquay and Paignton and is home to a thatched roof tea room, gift shop, visitor's centre and car park.

Cockington Country Park covers 450 acres of beautiful countryside with parklands, formal gardens, ornamental lakes and a footpath through the water meadows towards to the sea. There are working craft studios, an 11<sup>th</sup> century church, 16<sup>th</sup> century Manor House and an historic thatched pub, The Drum Inn.

#### DETAILS

From the driveway five wide shallow steps lead to the large terrace and front door which opens to a porch with double doors opening to the entrance hall. The welcoming hallway has a cloaks cupboard whilst the inner hallway has a further double cupboard.

Directly ahead is the kitchen, which is fully fitted with a perfect recess for an oven and hob and a large picture window flooding the room with light, framing views over the level garden and woods beyond.

Adjacent to the kitchen is the utility room where there is space and plumbing for laundry appliances and a sink, there is also a small cloakroom WC and a door that opens to the rear garden terrace.

The sitting room has a bay window that fills the room with natural daylight and has far reaching views across the front terrace and into the bay beyond. This well-proportioned room provides space for comfortable furniture and from here double doors open to the dining room which is positioned to the rear of the bungalow with a large picture window with views over the garden and a serving hatch to the kitchen.

VIEWING BY APPOINTMENT ONLY

Off the living room is a small conservatory which is the ideal space to enjoy the lovely views in inclement weather.

At the far end of the entrance hall the bedroom accommodation provides two double bedrooms to the front aspect both with wonderful bay views and one with fitted wardrobes and a range of bedroom furniture. To the rear is a further double bedroom with a sink set into a vanity unit and fitted double wardrobe. Completing the accommodation is a family bathroom with raised corner bath.

### **OUTSIDE**

Approached over a smart driveway that allows parking for multiple cars and leads to the detached double garage to the rear.

The garden to the front has shallow terraces dotted with established shrubs, designed for low maintenance. Adjacent to the bungalow is a large curved flagstone terrace with a smart stainless steel balustrade where lovely views into the bay and across the surrounding area can be enjoyed.

The back garden also has a terrace adjacent to the house which is ideal for catching the sun later in the day. From the terrace a few steps rise to a raised lawn where the path follows the border and where there are large mature shrubs and a secure gate that leads directly onto the woodlands behind.

The detached double garage has power and a window to the side. Subject to any necessary building consents this room might work well as a home office or gym.

### **AREA**

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

### **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

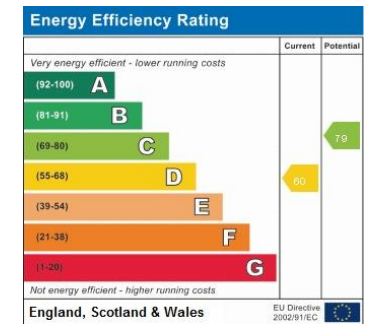
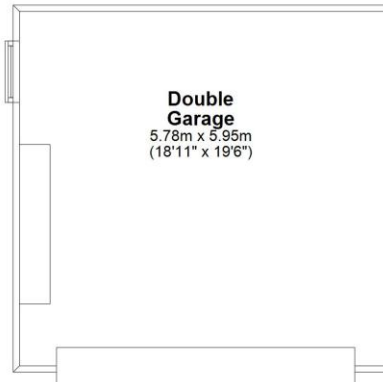
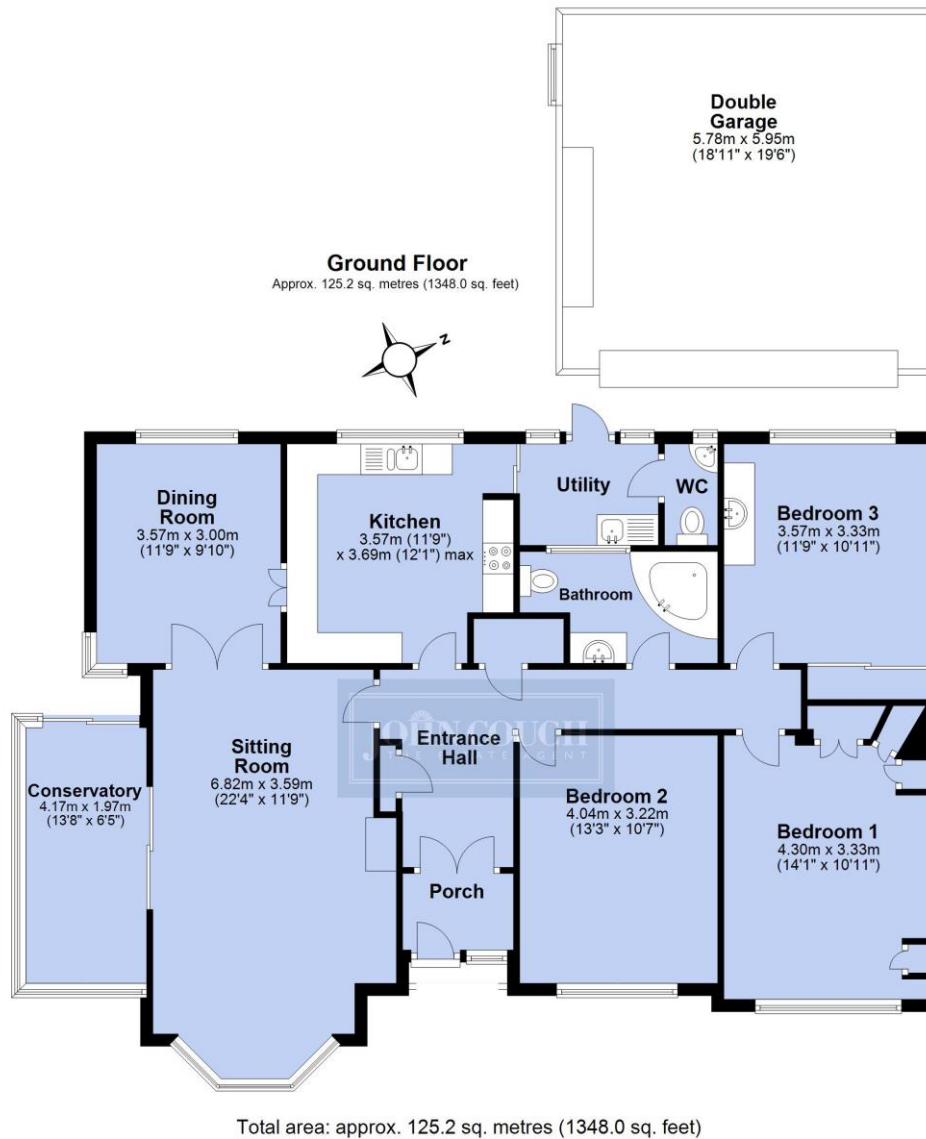
**CURRENT PROPERTY TAX BAND E** (Payable 2024/2025 £2729.04)

**MOBILE PHONE COVERAGE** Three, 02 and Vodafone (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL) and Ultrafast (FTTP) (Estimated Ofcom Data)







Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.