



**JOHN COUCH**
THE ESTATE AGENT

Over Tor 107 Broadley Drive
Torquay Devon

£500,000 Freehold



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Torquay Devon TQ2 6UT

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With superb sea views across the bay this smartly presented two bedroom home has over 1000sq ft of accommodation set across a single storey, providing a comfortable home that is perfect for those seeking a relaxed lifestyle

- Stunning bay views ■ Single storey residence
- Living/dining room ■ Kitchen ■ Principal bedroom with en-suite WC
- Bedroom two with en-suite shower room ■ Family bathroom
- Gardens to front and rear ■ Driveway parking ■ Single garage

FOR SALE FREEHOLD

Over Tor is a single storey residence set in a quiet residential neighbourhood with extensive views that stretch from Torquay harbour around the bay to the lighthouse at Berry Head in Brixham.

This immaculate two bedroom home has been upgraded and well maintained, with easy to manage gardens to front and rear, a single garage and driveway parking.

LOCATION

This area of Livermead is within easy reach of the sea front and is well served by a local bus route and is close to good amenities including a GP surgery, convenience store, shops, post office and cafes. Over Tor is close to both Manscombe and Scadson Woods which can be accessed via a nearby public footpath.

These woods, which are managed by the Torbay Coast and Countryside Trust, have a network of footpaths and cycleways that lead to Cockington Village where there is a 450 acre country park, including a delightful water meadow path returning to the seafront.

The village of Cockington is home to the historic Drum Inn and is famous for its manor house, thatched cottages and tea garden.

INTERIOR

From the driveway four steps rise to an open porch set within a stone archway where the front door opens to the hallway and the sitting/dining room where to the front aspect a large picture window frames the beautiful coastal view. There is ample room for comfortable furniture and a coal effect fireplace adds a practical and decorative touch.

The sitting room opens to the dining area at the rear of the plan where there is a lovely view over the back garden and space for a good sized dining table.

The adjacent kitchen has been well planned with an excellent range of wall and base units capped with contrasting countertops and with some integrated appliances.

A glazed door opens directly on to the rear garden terrace with a window providing ventilation and good natural light.

Returning to the hallway the large principal bedroom is situated to the front of the home where there is a smart en-suite cloakroom and a large picture window provides stunning views across the surrounding area and directly into Tor Bay.

VIEWING BY APPOINTMENT ONLY

The second bedroom overlooks the rear garden and has a contemporary en-suite shower room. Completing the accommodation is a large well-fitted family bathroom with windows to the side aspect.

OUTSIDE

The front garden has two areas of lawn with a path leading from the driveway and four steps rising to the front door.

The rear garden is south/west facing with a sun terrace adjacent to the rear of the house and a raised deck located to capture the setting sun. From the terrace steps rise to a level lawn with hedges on the boundaries and a decorative summer house creating a nice focal point.

The rear garden enjoys a rural aspect overlooking agricultural land and Scadson Woods beyond.

The driveway provides parking for several cars and leads to a single garage.

With a window and door to the rear garden there is further scope to convert the garage into a gym or home office (*with any necessary permissions*)

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina.

The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre the Agatha Christie Festival and an annual Seafood Festival and in early summer the English Riviera Air Show is not to be missed. At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

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 where fast trains to London Paddington can take under three hours.

The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing 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 Torbay Council 2025/26 £2859.80)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)





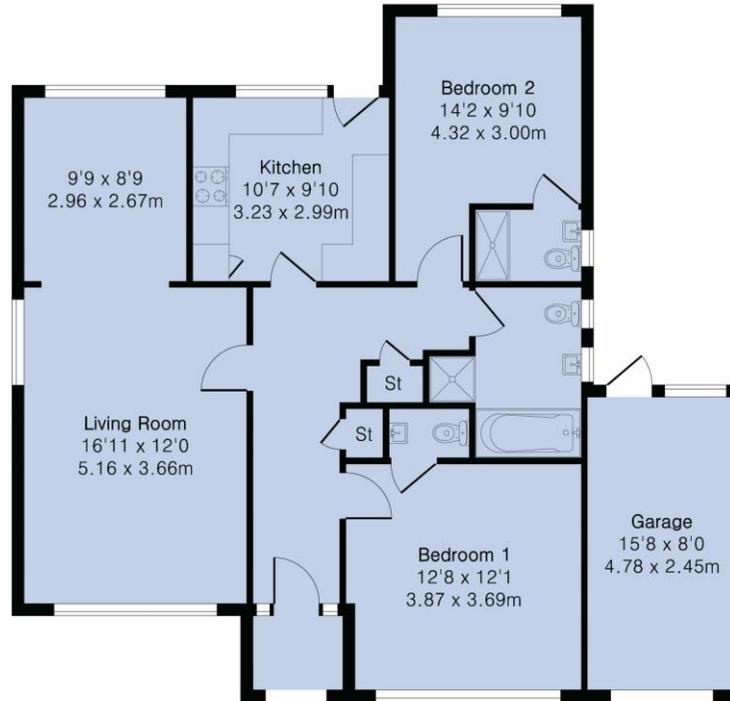
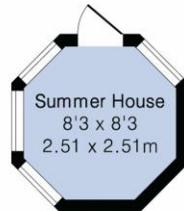
Approximate Gross Internal Area 1088 sq ft - 101 sq m

Ground Floor Area 1046 sq ft – 97 sq m

Summer House Area 58 sq ft – 5 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	62	75
E (39-54)		
F (21-38)		
G (1-20)		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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