



7 Chiltern Close
Livermead Torquay Devon

£265,000 Freehold



7 Chiltern Close Livermead Torquay Devon TQ2 6UD

£265,000



Perfectly located in an established residential area the property offers a semi detached home with a pleasant aspect capturing views of the bay

Entrance vestibule ■ Entrance hall ■ Living room
Kitchen ■ Conservatory ■ Ground floor bedroom (1)
2 further bedrooms ■ Shower room ■ Bathroom
Garage ■ Gardens

FOR SALE FREEHOLD

With a pleasant open aspect to a southerly aspect, capturing views of the bay, the property offers a semi detached home uniquely located within a pedestrian close, accessed by a pathway, with vehicle access to the opposite side of the house. The accommodation is arranged over two floors, the ground floor having a living room, kitchen, principal bedroom and bathroom. The kitchen opens to a conservatory, giving ideal space for relaxation, enjoying the sunny aspect and leading to the garden. To the first floor are two bedrooms, one capturing the views of the coastline looking towards Paignton, the accommodation concluding with a shower room. The principal garden sits to the seaward side, laid to lawn with surrounding borders, bounded to the rear by fencing, with the garage approached by means of a service lane.

Located in the sought after residential area of Livermead, Chiltern Close is found to the right hand side of Broadley Drive when approached from Broadpark Road, close to the sea and ideally situated for either Torquay or Paignton and well placed for the woodland walks of Cockington Valley, leading to the country park and the picturesque village of thatched cottages.

Local shops can be found in Roundhill Road, with more comprehensive amenities at Preston, Walnut Road and Old Mill Road. Local schooling (subject to catchment ruling) is in the immediate neighbourhood. With breathtaking sea views and a stunning coastline, the natural beauty of Torquay is undeniable. The lively waterfront of Torquay harbourside gives access to Torquay Marina, the sheltered waters of Tor Bay a lure for water sports enthusiasts with an award winning 440-berth Marina, a safe harbour for yachtsmen.

The town has excellent hospital care and schooling, shopping centres and a diverse range of restaurants. Communication links include a direct rail service to London Paddington, linking 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

ENTRANCE VESTIBULE Double glazed front door, with cat flap, side panel. Coat hooks. Glazed door with side screen to **ENTRANCE HALL** Cupboard housing the trip switch fuse box, electric meter. Coved ceiling. Radiator.

VIEWING BY APPOINTMENT ONLY

LIVING ROOM Virtually floor to ceiling double glazed window taking in a pleasant aspect to the front, second double glazed window, high elongated double glazed window. Feature fire surround, marble inset, marble hearth, suitable for electric fire only. Coved ceiling, two ceiling light points. Two radiators.

BATHROOM High double glazed window, opaque glass. Part tiled walls. Panelled bath with separate electric shower over, sliding shower screen, pedestal wash basin, close coupled WC. Radiator. Vinyl flooring.

BEDROOM (1) Double glazed sliding patio door, side screen, taking in an open aspect over the garden and surrounding area with glimpses of the Tor Bay towards Roundham Head. Large walk in cupboard. Coved ceiling. Radiator.

KITCHEN Working surfaces on two plus sides, drawers and cupboards beneath, wall cupboards over, tiled surrounds. Space for upright fridge/freezer, plumbing for washing machine, four ring ceramic hob, extractor hood over, electric oven beneath. Inset bowl and a half single drainer sink, mixer tap over. Coved ceiling. Radiator. Double glazed door to :

CONSERVATORY of double glazed construction, sliding door to the garden, taking in views over the surrounding area taking in the coastline and glimpses of the bay looking towards Elberry Cove. Quarry tiled floor

FIRST FLOOR ACCOMMODATION Staircase rises to the first floor. Trap door to loft.

BEDROOM (2) Double glazed window to the front. Door to storage void housing the wall mounted gas fired central heating boiler, shelves for linen. Radiator.

BEDROOM (3) Double glazed windows taking in open views with glimpses of Tor Bay looking towards Paignton Pier and the surrounding hillsides and coves. Wardrobes fitted to one wall, with folding doors, internally fitted with hanging rail and shelves and door giving access to eaves storage. Radiator.

SHOWER ROOM Velux window. Fully tiled shower cubicle with folding door, glass shower screen, plumbed shower, pedestal wash basin, close coupled WC. Ceramic tiled floor. Radiator.

OUTSIDE Steps from the conservatory descend to a paved terrace, capturing a southerly aspect, with further steps leading to a lawn, with high fence to the boundary giving access to the driveway providing parking and leading to the garage. Crescent shaped gravelled area planted with a palm tree and paved pathway leading to the **SINGLE GARAGE** 16'4 x 7'06 with up-and over door, light and power. Service lane to the rear.

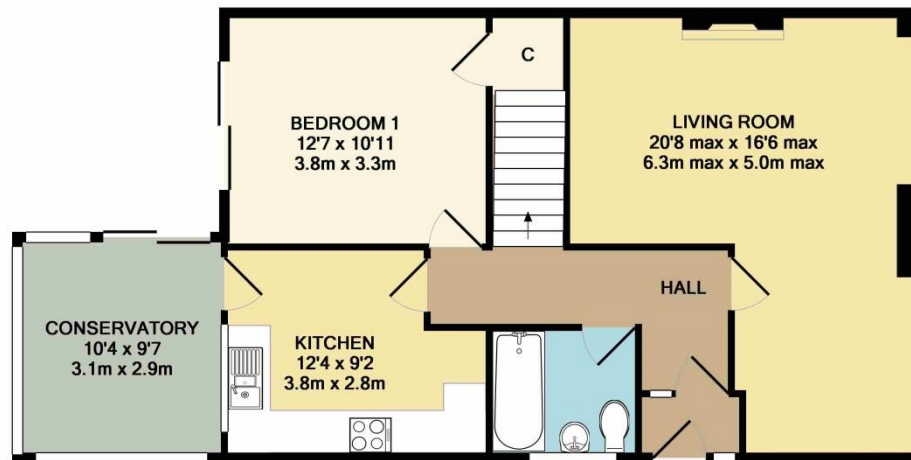
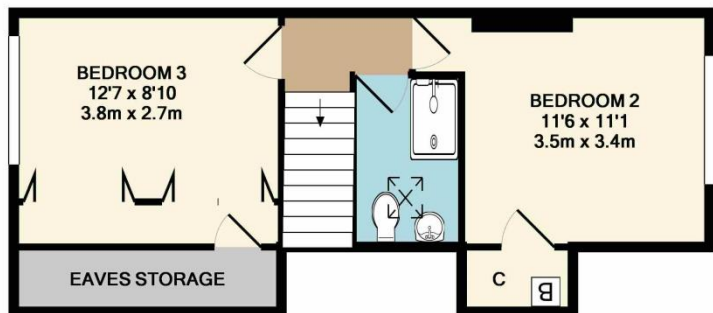
SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND D (Payable 2019/2020 £1801.84).

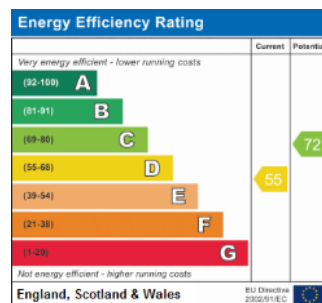
VIEWING By appointment with the Vendors Agents







TOTAL APPROX. FLOOR AREA 1168 SQ.FT. (108.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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JOHN COUCH
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk



Zoopla



www.johncouch.co.uk

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 effect your decision to buy, please contact us before viewing the property.