



REAR GARDEN

19 COTSWOLD CLOSE, LIVERMEAD, TORQUAY, TQ2 6UB

GUIDE PRICE - £379,950 FREEHOLD

Pincombe's
estate agents



An end terraced House benefitting from a corner plot position within this highly popular residential area, enjoying sea views to the rear

We are excited to bring to market this family sized home, which is tucked away in a corner plot location providing the opportunity for further extension if desired, subject to the usual planning permissions. The house is offered for sale Chain Free and is situated within a 5-minute walk from the shops and amenities at Roundhill Road including a Post Office, Co-op, Hairdressers, Café, Primary School and a local running bus service into Torquay town centre. Manscombe Woods are under half a mile away with pedestrian access to the beautiful natural green spaces and woodland found at Cockington Country Park.

The accommodation is presented over 2 floors, comprising Hallway, 30' Dual aspect Lounge/Dining Room opening out onto the garden, fitted Kitchen, Garden/Laundry Room, Cloakroom, Conservatory, Bathroom and 3 Double Bedrooms - Bedroom 1 enjoying stunning sea views from Torquay to Paignton.

Outside, there is a driveway for off road Parking which leads to a single Garage, and the gardens surrounding the property on 3 sides are lawned, level and enclosed with surrounding trees and bushes.

An early appointment to view is highly recommended.

The Accommodation Comprises:

UPVC front door with obscure glazed inset and matching side panel into:

HALLWAY Stairs rising to first floor. Radiator. Large understairs cupboard with light, providing ample storage.

LOUNGE/DINING ROOM 30' x 13'1" (9.14m x 3.99m)

A light, dual aspect room with access out into the garden.

LOUNGE - UPVC double glazed windows with obscure glazed panelling beneath overlooking the front garden. Feature fireplace with Portuguese Lime inset, hearth and mantel. T.V. aerial point. 2 Radiators.

DINING AREA – UPVC sliding patio doors leading out onto the rear garden. Radiator.

KITCHEN 13'5" x 7'9" (4.09m x 2.37m)

Comprising black worksurfaces with matching upstands and inset Astracast 1 ½ bowl sink unit with mixer tap. Contrasting range of light-coloured storage cupboards, including eye-level units and display cabinets with frosted panels. Built-in Bosch ceramic hob with extractor hood above. Fitted AEG double oven. Space and plumbing for dishwasher. Built-in fridge/freezer. UPVC double glazed window to rear with a pleasant outlook over the garden. Step down to:

LAUNDRY/GARDEN ROOM 12'11" x 10'6" (3.93m x 3.21m)

UPVC double glazed window to front with a pleasant outlook over the garden. Radiator. Plumbing



for washing machine. Double glazed French doors opening to Conservatory.

CLOAKROOM Comprising low level W.C. Wash basin. UPVC obscure glazed window to front.

CONSERVATORY 11' x 7' (3.36m x 2.13m) UPVC double glazed windows enjoying views over the rear garden. UPVC sliding patio door opening to garden.

FIRST FLOOR

LANDING Hatch to roof space. Large walk-in cupboard with power and light (currently being used as a computer workstation). Radiator.

BEDROOM 1 12'3" x 12'4" (3.73m x 3.76m) UPVC double glazed window to rear with stunning views of the surrounding area and out to sea, taking in Torquay harbourside around to Paignton. Radiator. Built-in cupboard with shelving and hanging rail. Coved ceiling.

BEDROOM 2 14'6" x 9'6" (4.42m x 2.90m) UPVC double glazed window to front overlooking the garden. Coved ceiling. Radiator.

BEDROOM 3 11'1" x 9'5" (3.62m x 2.88m) UPVC double glazed window to front taking in the garden and adjoining trees. Coved ceiling. Radiator. Built-in high-level cupboard.

BATHROOM Suite comprising panelled bath, separate shower cubicle, pedestal wash basin and low level W.C. Part tiled walls. Radiator. Coved ceiling. UPVC window to rear.



OUTSIDE

CORNER PLOT GARDENS The property is approached via a pathway to the front door, with adjoining lawned garden, established hedging, trees and pathway leading around to the side. The side garden is level and provides ample space for extending the property if desired (further to the relevant Building/Planning regulations). Water tap. Exterior light. Paved stepping stones continue to the rear of the property comprising of a paved terrace and garden which is mainly lawned with borders, raised flower beds and surrounding shrubs, trees and bushes. A pathway leads through arched foliage to a further paved garden area with space for a garden seat.

The property benefits from off road Parking by way of a Driveway which leads to a **GARAGE** measuring **16' x 8' (4.87m x 2.43m)** with personal door to garden.



TENURE – Freehold
COUNCIL TAX BAND - D

AWAITING FLOOR PLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		