

# 59 Broadpark Road

Livermead, Torquay, Devon, TQ2 6UW





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**Semi-Detached Home on Good Size Corner Plot in Need of Modernising**  
**Highly Desirable Location of Livermead Close to Shops & School**  
**3 Bedrooms, Spacious Lounge/Dining Room with Sea Glimpses**  
**Parking for 4 Vehicles, Attached Garage & Rear Garden**  
**No Onward Chain, Potential to Extend (Subject to Consents)**

## LOCATION

The property is situated in a popular residential area of Livermead with the amenities at Roundhill Road shops, Preston primary school and a local running bus service into central Torquay, all within a short walking distance. Manscombe, Cockington Woods, Hollicombe beach and access to the scenic southwest coastal path are all within approximately half a mile.

## DESCRIPTION

59 Broadpark Road is a semi-detached property situated on a large corner plot. The property has two spacious bedrooms on the first floor. Kitchen, living/dining room, bathroom and third bedroom on the ground floor. The property would benefit from some modernisation in order to create a comfortable family home. There is also potential to extend, subject to the necessary planning consents.

Ref No: 4572

**£329,950 Freehold**

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The accommodation comprises:-

uPVC panelled front door with leaded glazed insert and matching side panel opening to:-

## ENTRANCE LOBBY

Glazed inner front door with matching side panel opening to:-

## ENTRANCE HALL

Small cupboard housing electric fuse box and meters. BT point. Radiator. Staircase rising to first floor. Doors off to:-

## LOUNGE/DINING ROOM

20' 8" x 16' 10" (6.3m x 5.14m) ('L' shaped)

Two large uPVC double glazed windows enjoying a sunny open aspect with superb views looking towards Paignton Seafront, Harbour and Pier. Stone fireplace with tiled hearth and fitted gas fire. Coved and pattern artex ceiling.

## BEDROOM 3

12' 8" x 11' 1" (3.85m x 3.37m)

Large uPVC double glazed, full height window overlooking rear garden. Radiator. Good sized under stairs storage cupboard.

## KITCHEN

12' 4" x 9' 3" (3.77m x 2.81m) ('L' shaped)

In need of replacement, consisting of several base cupboards and a single eye level unit. Work surfaces with double drainer, stainless steel sink unit. uPVC half glazed door and window onto rear garden.

## DOWNSTAIRS BATHROOM

Panelled bath with splashback, pedestal wash hand basin with splashback, low-level WC. Heated towel rail. Obscure glazed window to the side.

## FIRST FLOOR

Small landing area with access to loft space. Doors to:-

## BEDROOM 1

17' 6" x 11' 2" (5.34m x 3.40m)

uPVC double glazed window again enjoying a sunny aspect with delightful far-reaching views towards Paignton Seafront, Harbour and Pier. Airing cupboard housing copper cylinder with slatted shelving.

## BEDROOM 2

13' 1" x 11' 2" (4.0m x 3.40m)

Window overlooking rear garden. Eaves storage cupboard.

## EXTERIOR

A concrete driveway, with parking for 3 to 4 vehicles, leads to the front door and attached garage.

The property enjoys a good sized plot with large garden areas to the side and front, primarily laid to lawn, featuring specimen shrubs and borders.

The rear garden is enclosed by a mixture of timber fencing, rendered walling and hedging. There is an immediate concrete and grass level area adjacent to the property with the remaining garden gently sloping up to the rear boundary. Access to the garage.

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## AGENTS NOTE:

The substantial area to the side of the property would certainly warrant investigation into the possibility of creating additional accommodation/double garage, etc (subject to any necessary planning consents).

## GARAGE

16' 0" x 8' 0" (4.87m x 2.43m) Metal up and over door. Electric power and light. Door giving access to the rear garden.

## GENERAL INFORMATION

## COUNCIL TAX BAND C

## UTILITIES

The property is connected to all mains services.

## EPC RATING E

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Betteworths. Tel. 01803 212021.

**WHAT3WORDS //ENGAGE.NEVER.ACUTE**



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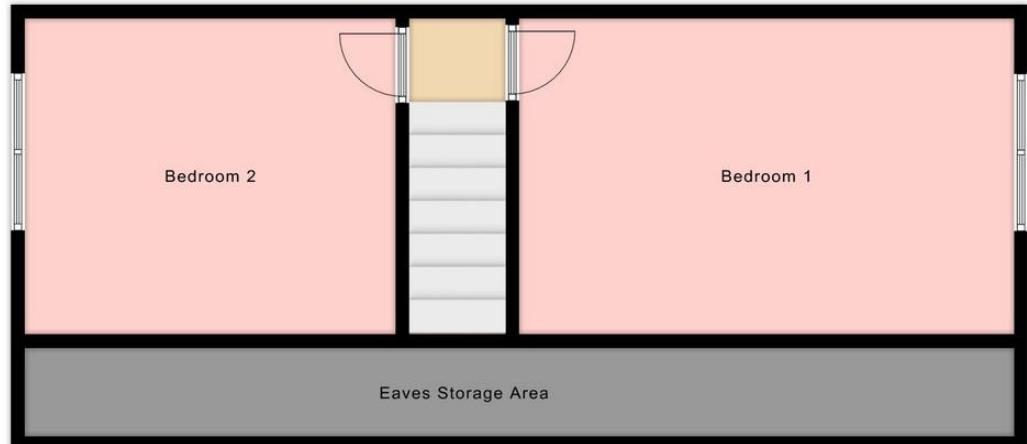


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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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