



SUMMARY

Chain-Free 3/4 Bedroom Semi-Detached Home || Sought-After Livermead Location || Sea Views Towards Paignton || Generous South-Facing Rear Garden || Solar PV with 5.18 kWh Battery Storage || Driveway Parking for 2 Vehicles & Garage || Excellent Access to Coast, Woods & Country Park



Visit our website for the current price:

www.danielhobbin.uk/P-RS1036/

Address: Pentridge Avenue, Livermead, Torquay, TQ2 6UN

Property type: Semi-Detached House

Tenure: Freehold

Council tax band: D

EPC: C

Bedrooms: 4

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

A CHAIN-FREE three/four bedroom semi-detached chalet-style home, tucked away within a cul-de-sac in the highly sought-after Livermead area of Torquay. The property is conveniently positioned for a range of local amenities, including shops and a primary school within walking distance, while the surrounding area offers excellent access to green spaces and the coast. Scadson Woods and Manscombe Woods are nearby, together with routes leading towards Cockington Country Park, while Hollicombe Beach and the South West Coast Path are approximately one mile away.

To the front, a private driveway provides off-road parking for two vehicles and leads to a garage with power and lighting. Alongside the driveway is an area of front lawn which may offer the potential to create additional parking, subject to any necessary consents.

The accommodation would benefit from some updating, providing an excellent opportunity for a purchaser to modernise the home to their own taste. A useful covered passageway runs between the

main accommodation and the garage, with a courtesy door into the garage and a double-glazed door providing access to the kitchen.

On the ground floor, the main living space comprises an open-plan living and dining room extending through the depth of the property. Sliding patio doors open directly onto the rear garden, with attractive views towards the sea and Paignton beyond. The kitchen is fitted with a range of matching wall and base units, with an inset sink and drainer positioned beneath a double-glazed window overlooking the garden and enjoying further sea views. Also on this level is a cloakroom and a versatile study/office, which could alternatively be used as a fourth bedroom if required.

The first floor provides three bedrooms together with a three-piece shower room.

Outside, the property enjoys a generous south-facing rear garden, arranged over a gently sloping plot with areas of lawn, mature shrubs, established planting and seating areas. A decked terrace adjoins the property and provides an attractive

space for outdoor seating while taking advantage of the far-reaching sea views.

A further benefit is the roof-mounted solar PV system, complemented by a FOX ESS 5.18 kWh battery storage system and hybrid inverter. This allows surplus solar-generated electricity to be stored for later use within the home, helping to reduce reliance on mains electricity.

Council Tax Band: D (Torbay Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

Electricity supply: Mains, Solar

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable

Broadband options available at the property include:

- * Standard broadband (9Mbps download, 0.9Mbps upload)

- * Superfast broadband (not available)

- * Ultrafast broadband (1000Mbps download, 100Mbps upload)

- Networks in area - Openreach, Virgin Media



Ground floor



Floor 1

Approximate total area^m

115.1 m²

1239 ft²

Reduced headroom

2.2 m²

24 ft²

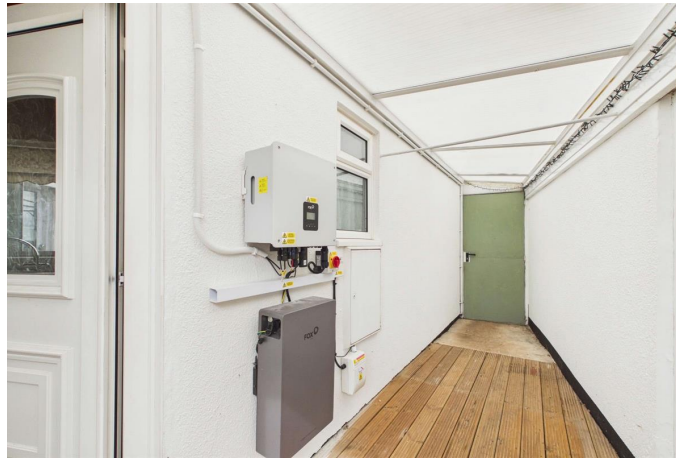
(1) Excluding balconies and terraces

Reduced headroom

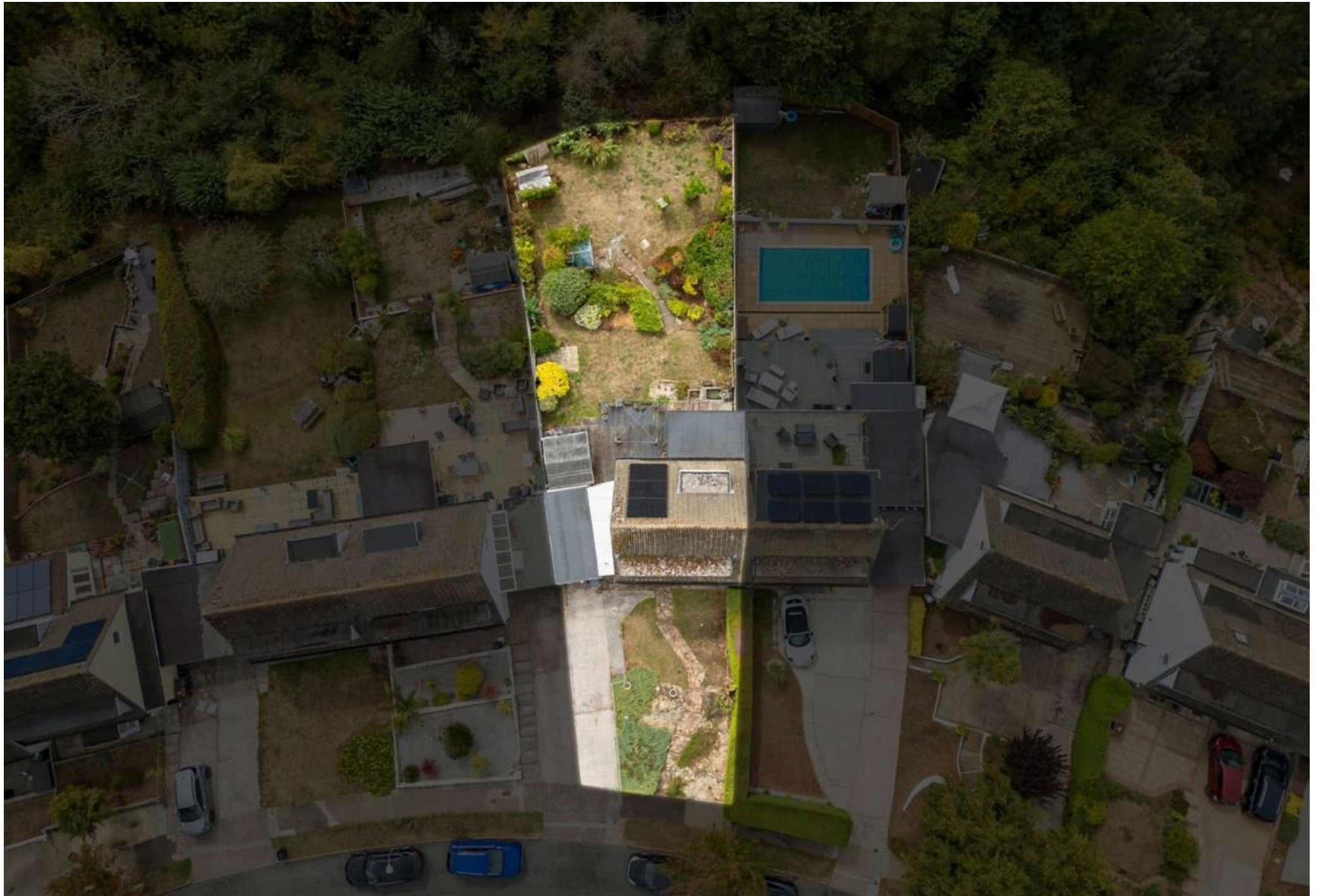
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









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