



SUMMARY

Elevated Livermead Hillside Position | Far-Reaching Coastal & Sea Views | Substantial Full-Width Front Balcony | Flexible Three/Four-Bedroom Layout | Full Renovation Opportunity | Large Driveway for Four Cars & Garage | Solar Panels & Rear Conservatory | No Onward Chain



Visit our website for the current price:
www.danielhobbin.uk/P-RS1046/

Address: Broadstone Park Road, Livermead,
Torquay, TQ2 6TY

Property type: Detached House

Tenure: Freehold

Council tax band: F

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Parking: ✓

Garden: ✓

DESCRIPTION

Occupying an elevated position on the sought-after Livermead hillside, this detached home is discreetly situated along a peaceful road characterised by individually designed properties. Offered for sale with no onward chain, the property requires a full renovation throughout, presenting an excellent opportunity to create a distinctive home tailored to the purchaser's requirements.

The property's principal appeal lies in its setting and impressive coastal outlook. A substantial balcony extends across the front of the building, enjoying far-reaching views over the surrounding area and towards the sea. Both the generously proportioned reception room and adjoining dining room open directly onto the balcony, with extensive glazing allowing the outlook and natural light to form a prominent feature of the accommodation. The dining room could alternatively be utilised as a fourth

bedroom, providing flexibility alongside the three existing bedrooms.

The main accommodation is arranged at first-floor level, with a wheelchair lift connecting it to the entrance floor. Further accommodation includes a rear conservatory, while solar panels are fitted to the roof. Externally, a large driveway provides off-road parking for approximately four vehicles and leads to a garage equipped with an electric roller door.

Livermead is particularly well placed for access to Torquay's coastline and surrounding leisure amenities. Nearby attractions include the approximately 460-acre Cockington Country Park, Torre Abbey Sands, Torquay Leisure Centre, tennis and bowls clubs, the theatre, yacht marina and harbourside. Torquay railway station is also within convenient reach, providing connections to Newton

Abbot and onward mainline services to major cities. A selection of well-regarded schools are accessible from the property, including Torquay's grammar schools.

Council Tax Band: F (Torbay Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

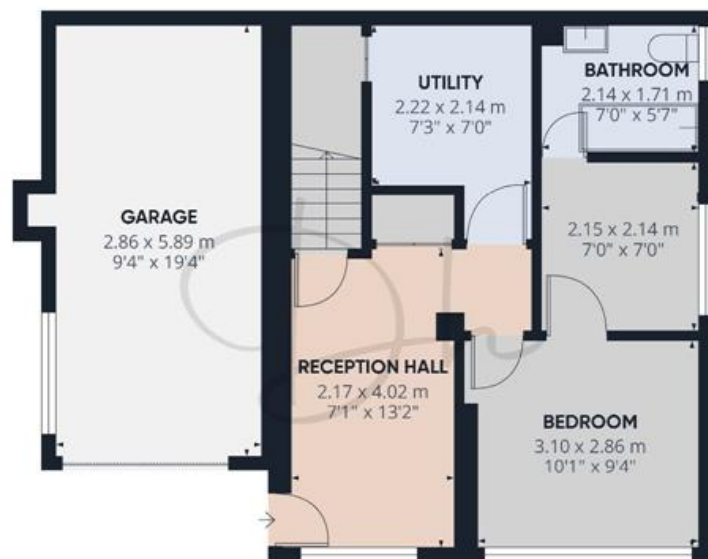
Water supply: Mains

Sewerage: Mains

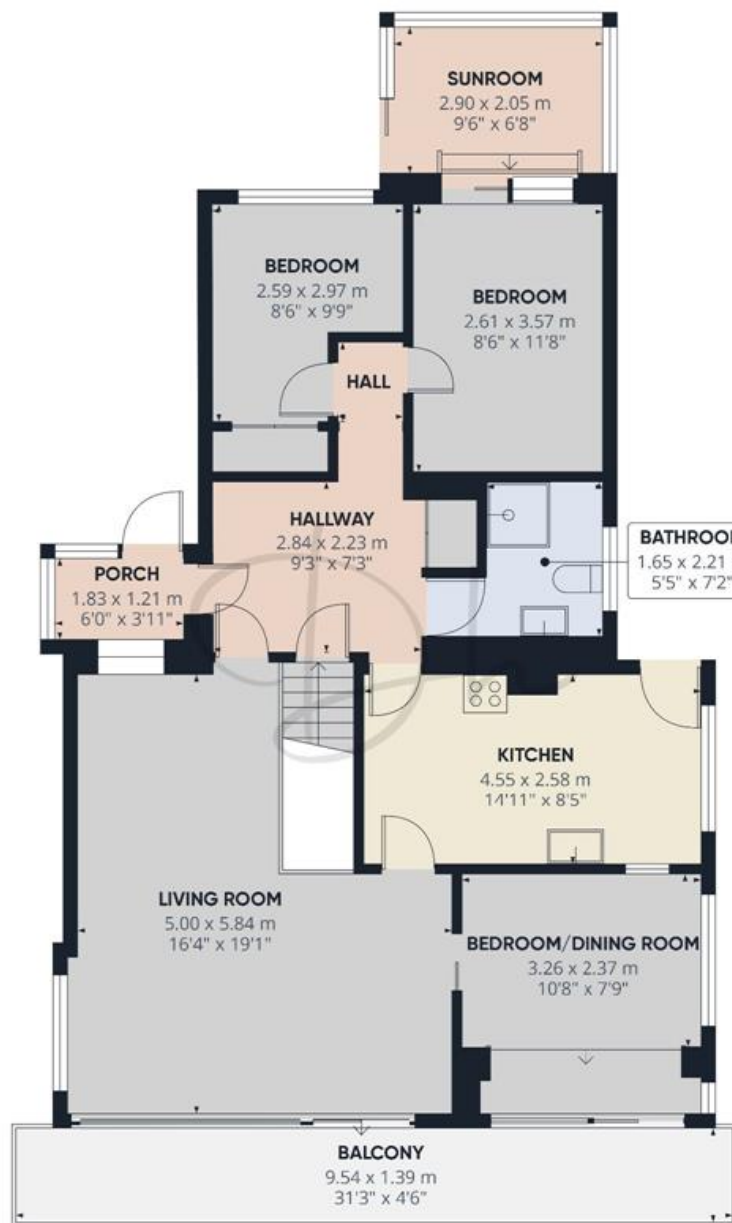
Broadband: ADSL, Cable, FTTP

Broadband options available at the property include:

- * Standard broadband (15Mbps download, 1Mbps upload)
- * Superfast broadband (not available)
- * Ultrafast broadband (1000Mbps download, 100Mbps upload)
- Networks in area - Openreach



Ground floor



Floor 1

Approximate total area^m

138.5 m²

1493 ft²

Balconies and terraces

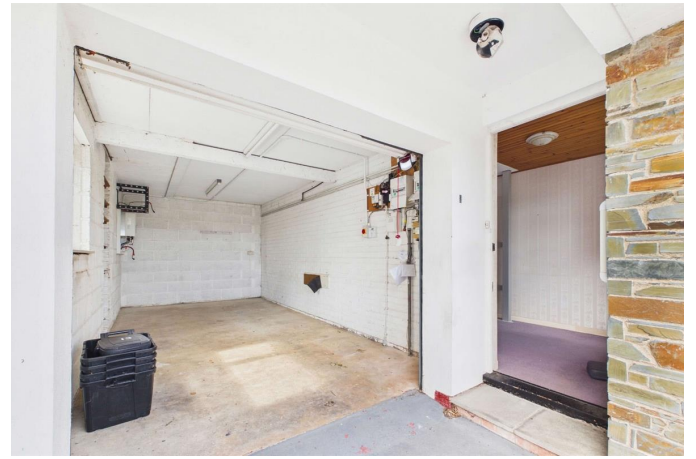
13 m²

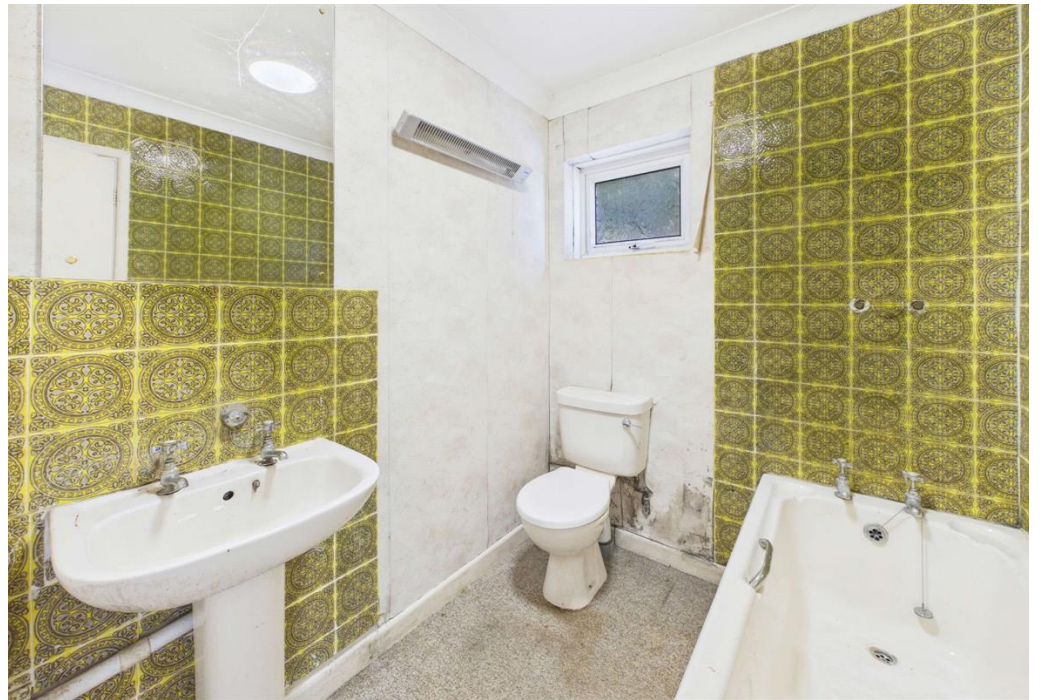
140 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360









DANIEL HOBBIN
Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

Company Registration Number: 13729245

Daniel Hobbin Estate Agents Ltd. Registered in England and Wales.

VAT Number: 454 3322 11 – **The Property Redress Scheme:** PRS030100 – **Client Money Protect:**

CMP009926 – **Data Protection Registration Number:** ZB269618

Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

Important Notice. These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Daniel Hobbin Estate Agents Limited. Where every attempt has been made to ensure the accuracy of the floorplan contained here, any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Hobbin Estate Agents Limited have not tested any services, equipment or facilities. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.