



59 Broadley Drive, Torquay – TQ2 6UF

Guide Price £450,000





59 Broadley Drive

Torquay, Torquay

Contemporary 3-bed detached home with distant sea views. Reception hall, modern kitchen, sitting room, dining room, en suite principal, garage. Front driveway, rear garden backing onto open woodland.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- A stunning contemporary style detached residence with distant sea views from the front elevation
- Turnkey ready with newly fitted carpets and no chain
- Front and rear gardens
- Ample driveway parking and an integral single garage with electrically operated roller shutter door
- Separate utility room and downstairs cloakroom/WC
- Three double bedrooms, principal having en suite shower room/WC
- Quality modern fitted kitchen with solid worktops and built in appliances
- Sitting room and separate dining area
- Modern fitted family shower room/WC
- Gas central heating and uPVC double glazing



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The property occupies a much sought after residential position within the popular area of Livermead within close proximity to local shops. Torquay sea front, town centre and deep water marina are all within approximately 1.5 miles distance. There is easy access to Torquay railway station, both Grammar schools, Torbay Hospital and the ring road which connects to Newton Abbot, Exeter and beyond. An early inspection is essential to appreciate the size, position, condition, location and views the accommodation offers.

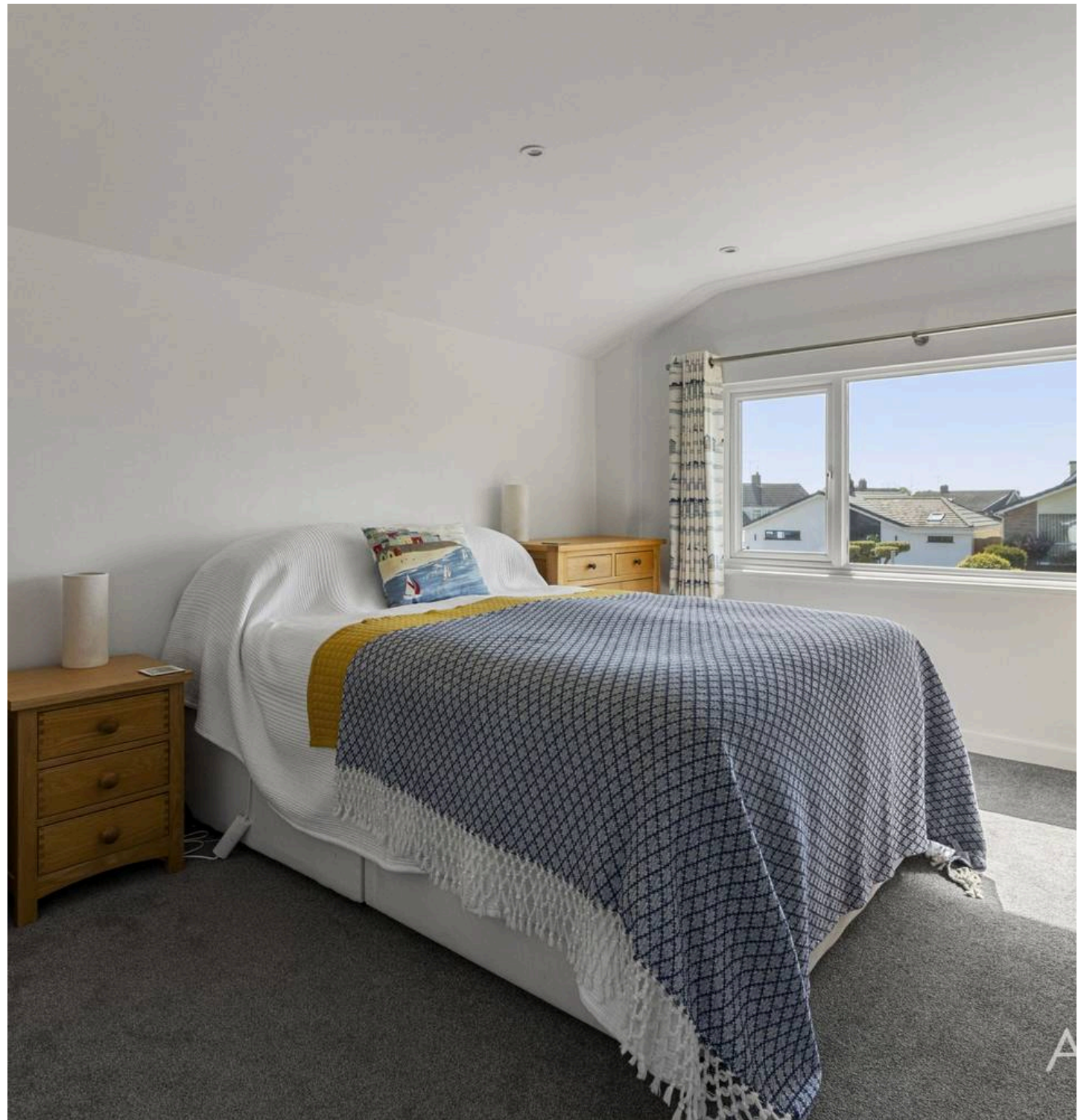
Absolute Sales & Lettings

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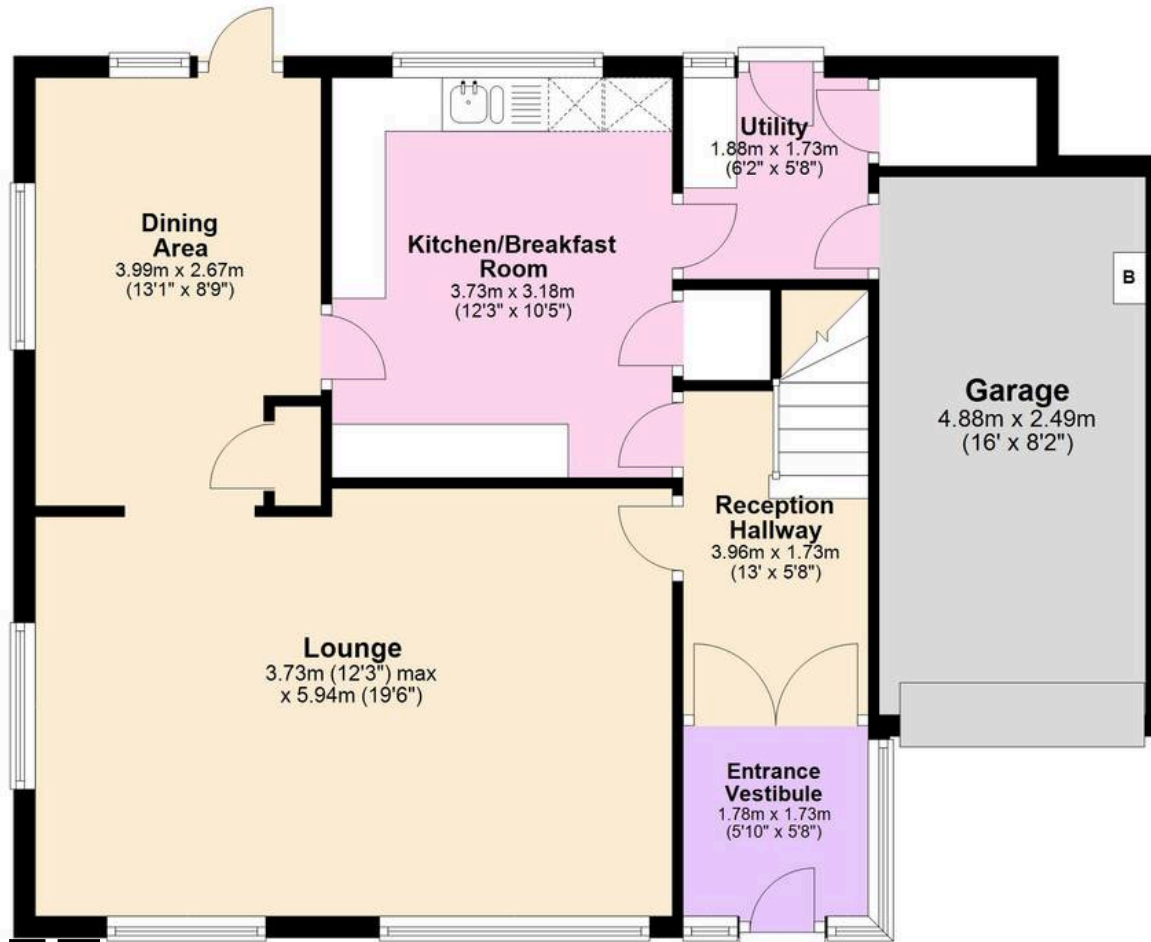
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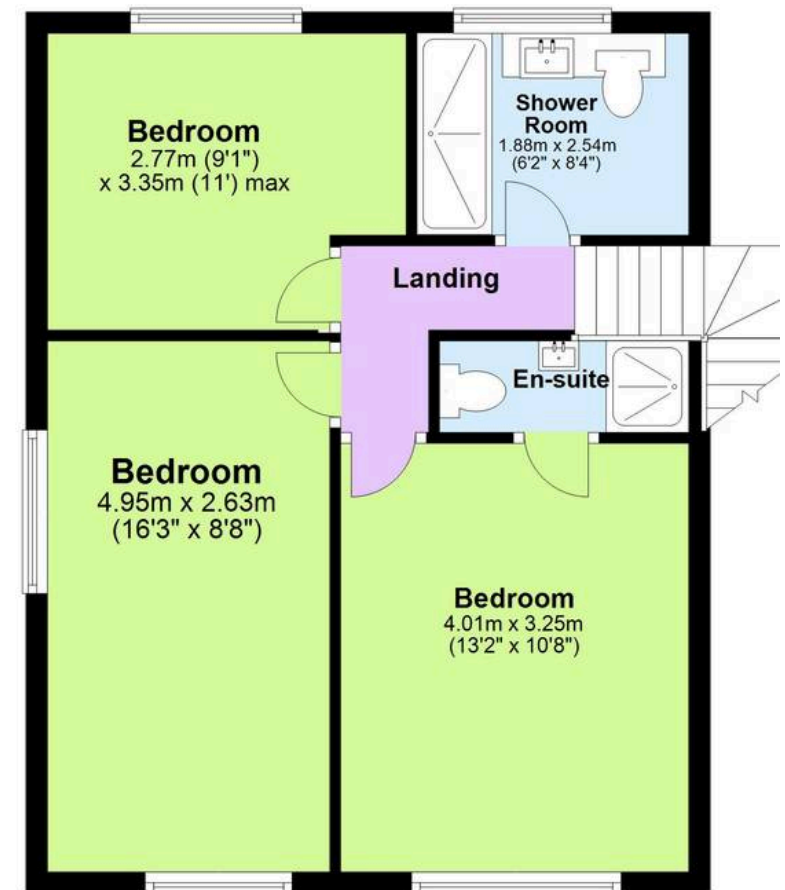
Ground Floor

Approx. 74.9 sq. metres (806.7 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



Total area: approx. 121.8 sq. metres (1310.6 sq. feet)

Approx
Plan produced using PlanUp.

