



**82 Broadley Drive, Torquay - TQ2 6UT**

Guide Price **£525,000**





## 82 Broadley Drive

Torquay, Torquay

This well-presented three-bedroom, two-bathroom detached bungalow is situated in the highly sought-after area of Livermead, offered with off road parking, sea views and a level rear garden...

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A well presented three bedroom detached bungalow
- Highly sought after Livermead location
- Stunning sea views from the rear elevation
- Close to local bus routes and shops
- Driveway parking and single garage
- Level and enclosed rear garden with pond, patio and lawn areas
- Generous sized lounge with balcony also benefitting from sea views
- Good sized main bedroom with fitted wardrobes and two further bedrooms
- Separate kitchen
- Additional lower ground floor storage area and separate sunny conservatory



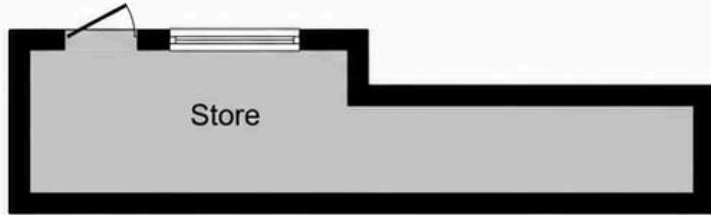
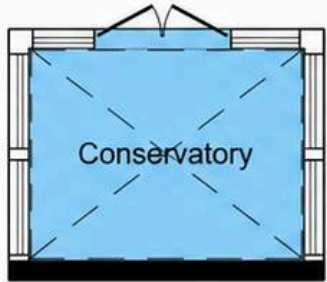
# 82 Broadley Drive

Torquay, Torquay

Situated within the highly desirable coastal enclave of Livermead, this property enjoys an enviable position that perfectly balances everyday convenience with the charm of refined seaside living. Well-served by regular bus routes nearby, the location offers effortless connectivity to Torquay town centre and the surrounding areas. A pleasant parade of local shops can be found along Roundhill Road, ideal for day-to-day essentials, while Torquay town centre offers a vibrant and diverse mix of high street names, independent boutiques, stylish cafés, and an excellent choice of restaurants and leisure facilities. Torquay train station is also within easy reach, providing convenient rail connections to Exeter and onward links, making the property equally appealing for commuters and those seeking a coastal retreat. The true highlight of the location lies in its proximity to Torquay's beautiful seafront and historic harbour. The palm-lined promenade offers an idyllic setting for leisurely strolls, with beaches, green spaces, and waterside cafés to enjoy along the way. The bustling harbour provides a picturesque focal point, home to a variety of restaurants, bars, and boutique shops, as well as a lively marina scene. Whether it's enjoying al fresco dining overlooking the water, exploring coastal paths, or simply soaking up the relaxed atmosphere of the English Riviera, this location offers an exceptional lifestyle by the sea.



ABS



1st Floor

Ground Floor

