

JOHN COUCH
THE ESTATE AGENT

27 Manscombe Road Livermead
Torquay Devon
£749,000 Freehold



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Beautifully appointed and carefully updated, this impressive single-level home offers step-free accommodation, with considerable attention to detail and an exceptional standard of presentation throughout

Entrance hall ■ Living room ■ Kitchen/dining room
4 bedrooms ■ En-suite bathroom ■ Shower room ■ Cloakroom
Double garage ■ Gardens

FOR SALE FREEHOLD
Beautifully appointed and carefully updated, the property offers a single-level home, with the accommodation having no internal steps, improved by the current owners with considerable attention to detail, the standard of presentation throughout the property difficult to fault. The work has been undertaken with a clear eye for quality, rather than a complete refurbishment, evident in the choice of finishes and the subtle colour scheme which runs throughout the accommodation.

The layout is particularly well planned, with the living room opening directly into the kitchen and dining room, creating excellent space for both everyday living and more formal entertaining. The kitchen is comprehensively fitted, incorporating attractive granite work surfaces, a range of quality appliances and excellent preparation space. There is also a separate larder and boiler cupboard, whilst the utility area is neatly positioned within the hallway serving the bedroom accommodation.

The principal bedroom has the benefit of a walk-in dressing room leading through to a beautifully appointed bathroom. There are three further bedrooms and a separate bathroom, providing four bedrooms in total.

The property occupies a corner plot, with gardens to three sides arranged to capture sunshine throughout the day with terraces positioned for outdoor relaxation and enjoyment. A double garage completes the outside space, it is presented in exceptional order, including an immaculately sealed floor.

LOCATION
Livermead is a popular and well-established residential area of Torquay, well placed for a range of local amenities and attractive surroundings.

There is a local convenience store close by, whilst the established shopping areas of Walnut Road and Old Mill Road offer a good selection of independent shops and everyday services.

It is well placed for enjoyment of Cockington Country Park, with its extensive parkland, woodland walks and historic thatched village. The seafront and beaches at Livermead and Hollicombe are also readily accessible, with Torquay harbour, marina and town centre a short distance away.

Torquay offers a great deal for those looking to enjoy the benefits of coastal living, with an established town centre, attractive harbour and marina, a good choice of restaurants, cafés and independent shops, together with theatres, cinemas and a programme of events throughout the year.

VIEWING BY APPOINTMENT ONLY

The sheltered bay, sandy beaches and coastal walks provide plenty of opportunity to enjoy the outdoors, whilst the wider attractions of South Devon and Dartmoor are also within easy reach.

CONNECTIVITY
Road communications are good, with access to the South Devon Highway and A380 providing a convenient route towards Exeter and the M5 motorway, connecting with the wider national motorway network. Torquay railway station offers services along the coast and direct trains to London Paddington, whilst the mainline station at Newton Abbot provides a wider choice of inter-city services, including connections to Exeter, Bristol and destinations further north. Exeter International Airport is also within reasonable driving distance.

SERIVCES Mains water, gas and electricity are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND F (Payable 2026/2027 £3548.99)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)




























RAMSGATE





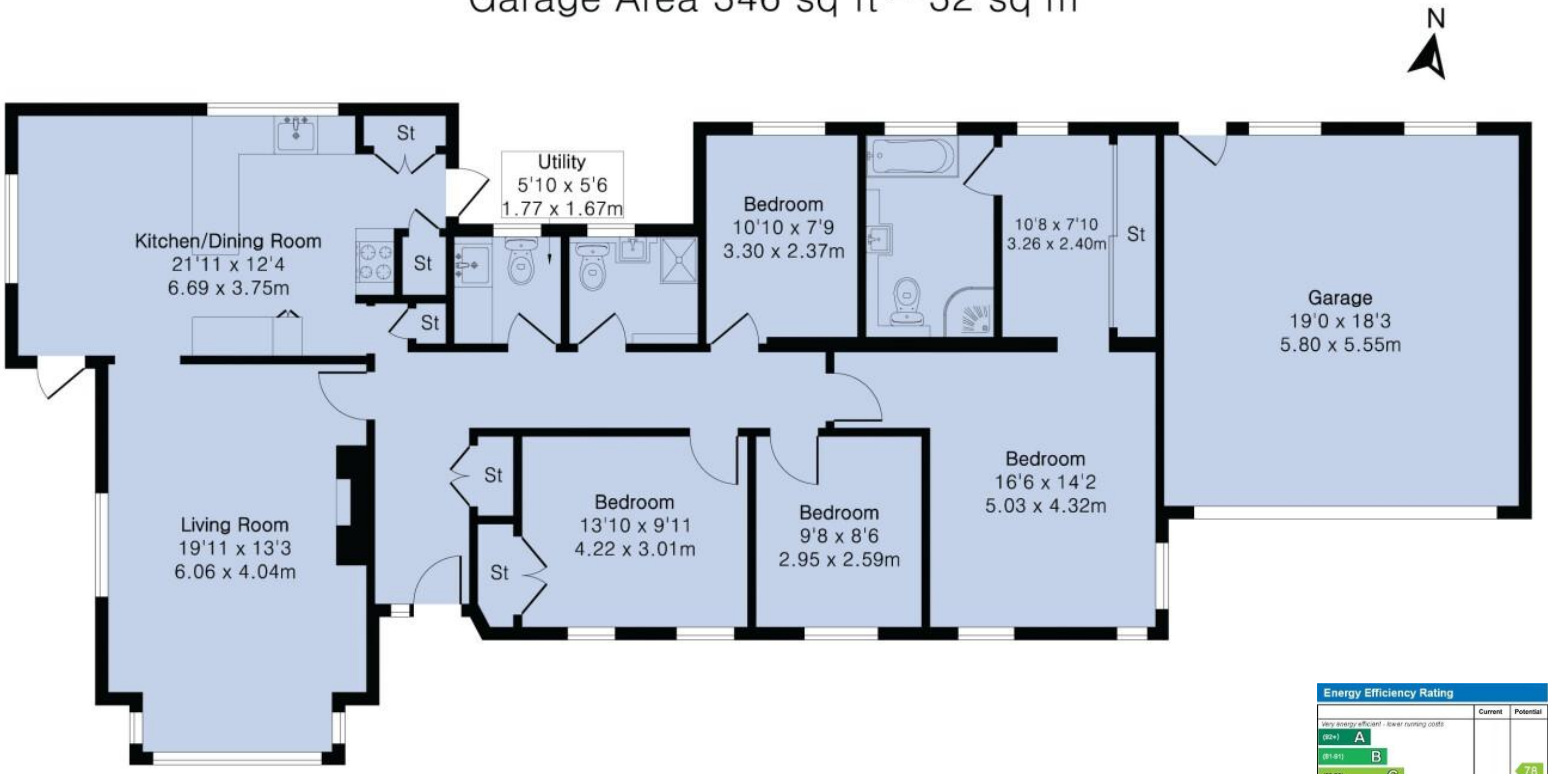




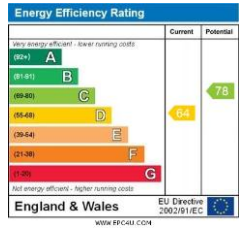


Approximate Gross Internal Area 1427 sq ft - 133 sq m
(Excluding Garage)

Garage Area 346 sq ft – 32 sq m



Ground Floor



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.