JOHN COUCH
THE ESTATE AGENT

3 Mead Road
Torquay Devon

£1,150,000 Freehold

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Torquay Devon TQ2 6TE

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THE RESIDENCE
Brimming with eye catching contemporary style, the property offers a fabulous showpiece home, its state of the art and innovative design conception exacting in specification, maximising the use of space. It captures views of the sea from many of the rooms, with the ground floor footprint providing outdoor access to terraces positioned for enjoyment of daylong sunshine.

For those wishing to relocate and work from home, the property comes complete with a home office, located above the detached double garage. This light filled space has the benefit of a small kitchen area and wet room providing versatility of use. The house sits on a deceptively spacious plot, with both vehicle and pedestrian access, its gardens providing areas for relaxation and family activities. A large balcony is reached from the principal bedroom, a perfect place to start the day and gather the first rays of sunlight.

- Reception hall
- Open plan living area with an outstanding kitchen and family dining area
- Formal dining area
- Family sitting room
- Formal sitting room
- Media/Playroom
- Utility, cloakroom
- Principal bedroom with beautifully appointed en-suite
- 3 further bedrooms and a second outstanding bathroom
- Gardens, garaging, exceptional office space

LOCATION
Mead Road sits in the heart of Livermead and is ideally situated for either Torquay or Paignton and is within minutes of the sea and of the beaches of Corbyn Head and Torre Abbey Sands. It is also well placed for the woodland and valley walks of Cockington Valley, leading to the country park and picturesque village of thatched cottages.

A primary school (subject to catchment ruling) is to be found in the neighbourhood, together with facilities for convenience shopping, more comprehensive amenities are found at Preston, Walnut Road and Old Mill Road where can also be found a doctors surgery and dental practice.

With breathtaking sea views, a stunning coastline, clean beaches, beautiful parks and gardens Torquay remains popular with resident and visitor seeking a seaside lifestyle. The town has a high degree of educational excellence, hospital care, a diverse range of shopping opportunities and an ever improving dining culture. Away from the coast the softly rolling hillsides of the Devonshire countryside hides pretty villages and market towns, two national parks and is one of just a few counties in the UK with two coastlines.

Torquay has a direct rail service to London Paddington, joining with the inter city network at Newton Abbot and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. **CURRENT PROPERTY TAX BAND** F (Payable 2023/2024 £3080.63). **VIEWING** By appointment with the Vendors Agents

VIEWING BY APPOINTMENT ONLY

WHITE
THIS IS HOME
FOLK
INSPIRATIONAL INTERIORS

GROUND FLOOR
APPROX. FLOOR
AREA 1772 SQ.FT.
(164.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1367 SQ.FT.
(127.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3139 SQ.FT. (291.6 SQ.M.)

Whilst every attempt 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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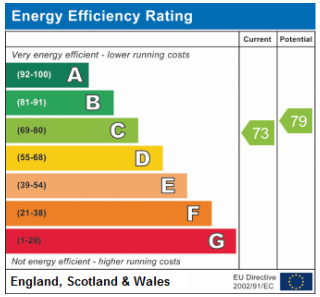

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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied 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 effect your decision to buy, please contact us before viewing the property.