



30 Manscombe Road



STAGS

30 Manscombe Road

Livermead, Torquay, TQ2 6SX

Dartmouth 11 miles, Totnes 10 miles, Exeter 21 miles.

A beautiful three-bedroom home with fantastic sea views, Balcony, breakfast room, Utility room, Two garages and landscaped gardens.

- Beautiful Sea Views
- Dual Access Balcony
- Utility Room
- Landscaped Gardens
- Freehold
- Two Garages & Driveway
- Kitchen/Breakfast Room
- Double Bedrooms
- Bright Living Areas
- Council Tax Band: F

Guide Price £800,000

This beautifully presented home offers a spacious and versatile layout, perfectly designed for family living. Set across two floors, the ground level boasts a bright sitting room that flows into the dining area, creating an ideal space for entertaining and relaxation. A separate breakfast room connects seamlessly to the well-equipped kitchen, while the entrance hall leads to a modern shower room for added convenience. With a garage and a dedicated utility room, practicality is thoughtfully balanced with style.

Upstairs, the property features three generously sized bedrooms, each filled with natural light. The principal bedroom is particularly impressive, with direct access to a balcony where you can enjoy stunning sea views. A well-appointed family bathroom and a spacious landing complete the first floor, providing both comfort and functionality. Bedroom two and three offer plenty of flexibility, whether used for family, guests, or as a home office. Bedroom three also has direct access onto the balcony.

Outside, the home is complemented by a large driveway offering ample off-road parking, as well as an additional garage building for further storage or vehicle space. The generous exterior ensures plenty of room for outdoor activities, making it an ideal choice for families and those who value space. The property has been thoughtfully designed to maximize convenience, with easy access to both the front and rear areas.

What truly sets this home apart is its elevated position and breathtaking sea views, best enjoyed from the balcony, Living rooms or the principal bedroom. Imagine waking up each morning to panoramic coastal scenery or relaxing in the evening while watching the sunset over the horizon. With a perfect blend of spacious interiors, modern amenities, and stunning surroundings, this property is a rare opportunity to secure a wonderful family home in a highly desirable coastal location.





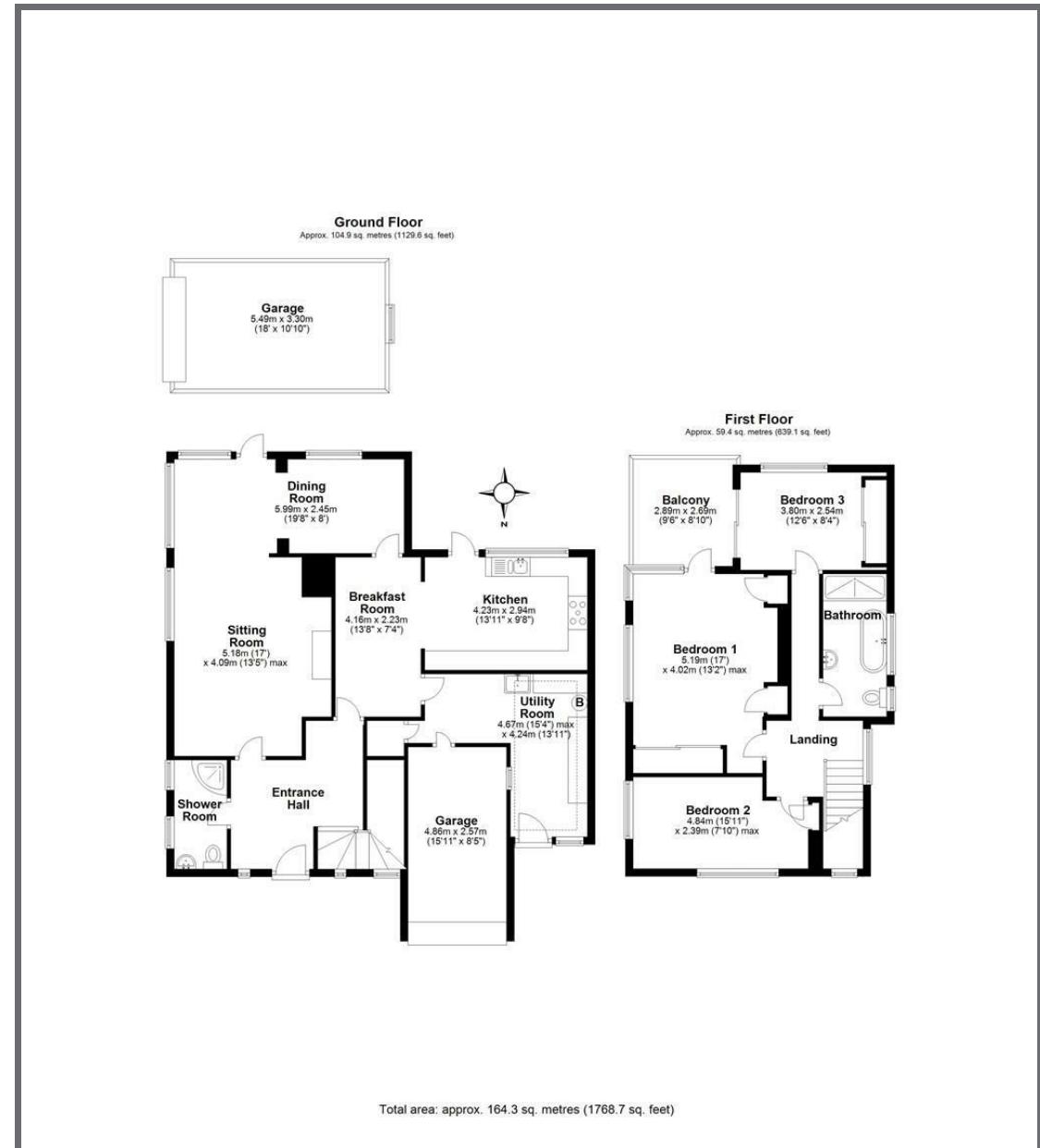
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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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