





1 Holm Lodge Livermead Hill

Torquay, Torquay

1 Holm Lodge forms the major part of the ground floor and lower ground floor of this stunning detached Victorian Villa and has been superbly maintained over the years. It is believed to have been built around 1890 and retains much of its original features.

The accommodation, that offers a great deal of space and natural light, is set over two levels and briefly comprises of a spacious reception hallway with a bay windowed sitting room having access to the rear balcony enjoying open views over the surrounding area. There is a superbly fitted kitchen/dining room and separate utility room with three double bedrooms, the principal having en suite shower room/WC and a family bathroom/WC. On the lower level are two further double bedrooms and useful storage area.

To the front of the property there is ample driveway parking and the property benefits from a stunning private rear garden that is larger than average and laid largely to lawn with flower beds bordering stocked with a variety of shrubs and bushes, Torbay Palm and a water feature. To the side of the property there is a further private patio area ideal for al fresco dining and entertaining.



REAR GARDEN

The property benefits from a stunning private rear garden that is larger than average and laid largely to lawn with flower beds bordering stocked with a variety of shrubs and bushes, Torbay Palm and a water feature.

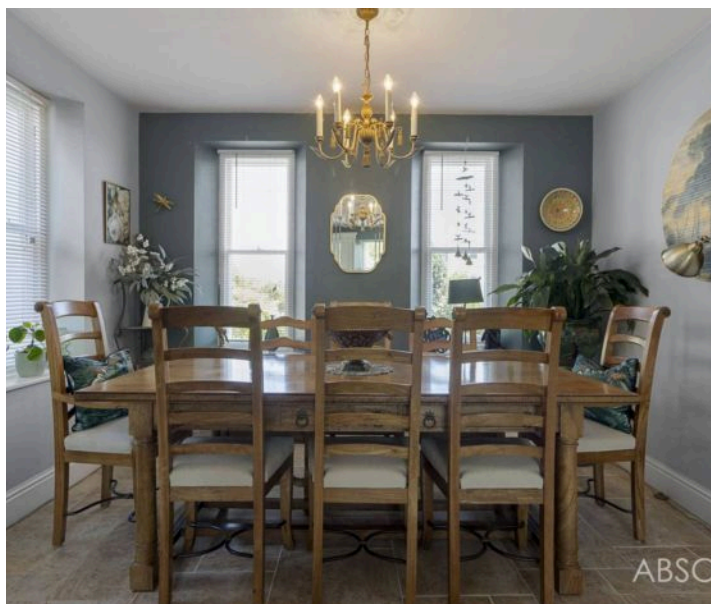
GARDEN

To the side of the property there is a further private patio area ideal for al fresco dining and entertaining.

DRIVEWAY

2 Parking Spaces

To the front of the property there is ample driveway parking



1 Holm Lodge Livermead Hill

Torquay, Torquay

The property occupies a much sought after residential position within yards of Torquay seafront and approximately 1 mile from the lively Torquay harbour-side, deep water marina and town centre, which offer a brilliant selection of shops, restaurants, bars and cafes. Torquay train station is also within close distance offering easy connections to Newton Abbot, Exeter and beyond. An early inspection is essential to appreciate the size, position and condition the accommodation boasts.

Council Tax band: E

Tenure: Leasehold

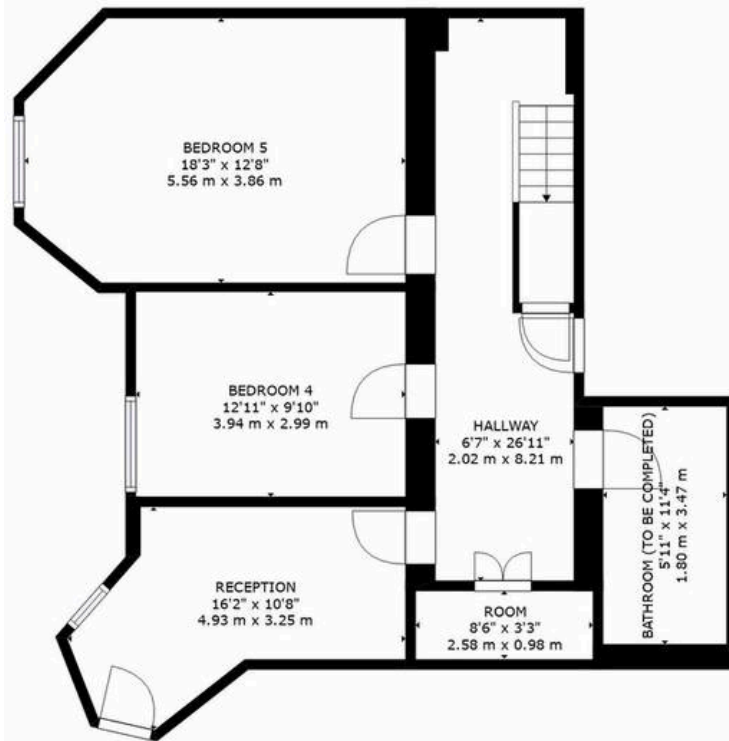
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

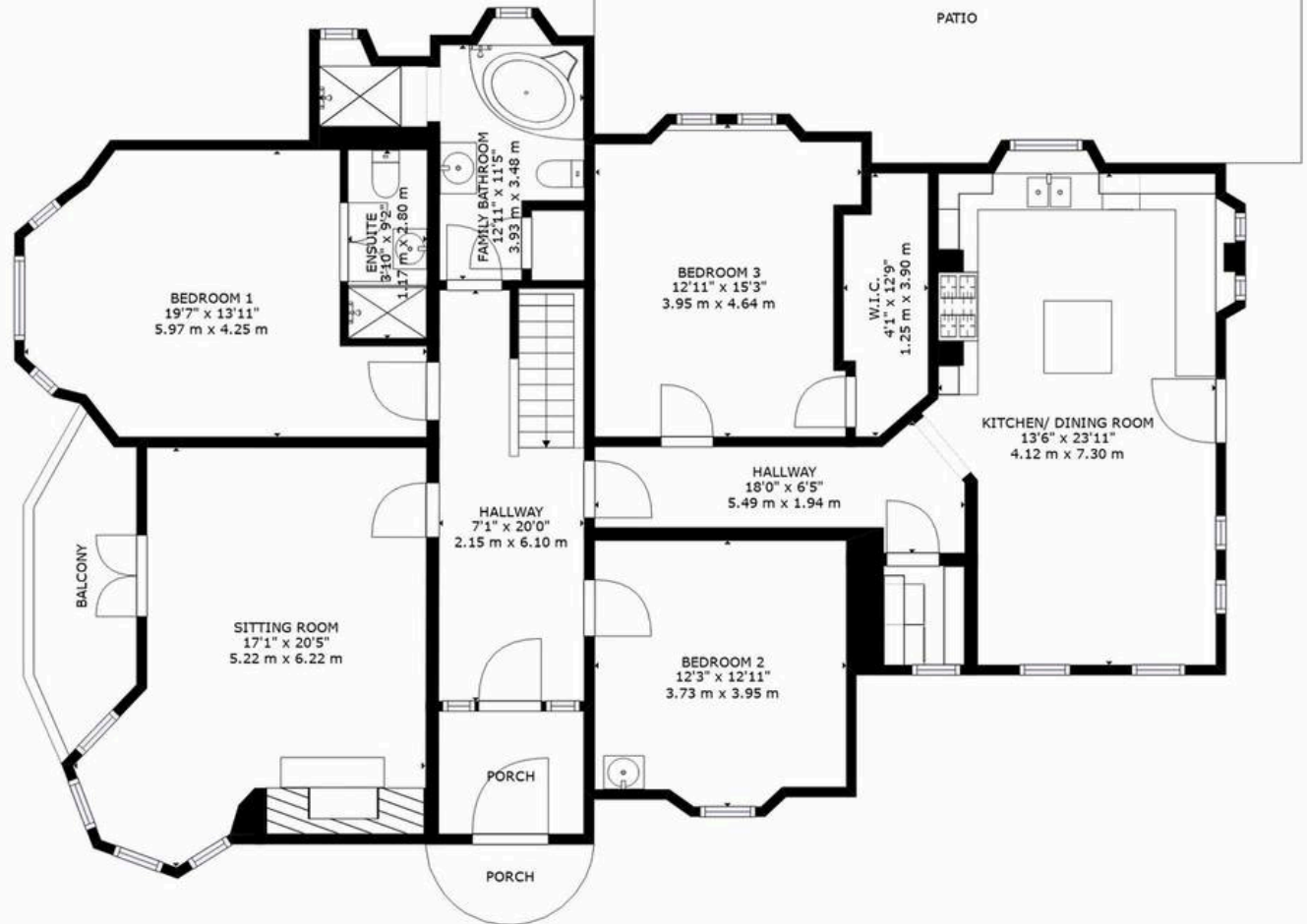








GARDEN LEVEL



ENTRANCE LEVEL

GROSS INTERNAL AREA
FLOOR 1: 808 sq. ft, 75 m², FLOOR 2: 1662 sq. ft, 154 m²
EXCLUDED AREAS: , BALCONY: 66 sq. ft, 6 m²
PATIO: 429 sq. ft, 40 m², PORCH: 67 sq. ft, 6 m²
TOTAL: 2470 sq. ft, 229 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road – TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

