



Blackbrook Avenue | Paignton | TQ4 7ND

A truly beautiful four bedroom semi detached house located in the extremely desirable location of Broadsands park, Paignton. The property has been renovated to a high standard and comprises of a large living room, a spacious dining room, a modern kitchen, four spectacular double bedrooms with the master being en-suite, a further luxurious family bathroom, landscaped rear gardens and a further sun terrace as well as off road parking. The home also benefits from breathtaking sea views across to Thatchers rock, Torquay. The property is positioned in a great spot and is within easy reach of schools, local shops as well as supermarkets. Cherrybrook doctors, pharmacy and dentist, Broadsands beach and much more. The property is being offered with no onward chain!

Offers Over £400,000

- NO CHAIN!
- BEAUTIFULLY PRESENTED AND RENOVATED THROUGHOUT
- BREATHTAKING SEA VIEWS
- FOUR DOUBLE BEDROOMS
- MASTER EN-SUITE
- LANDSCAPED REAR GARDENS
- AMPLE OFF ROAD PARKING

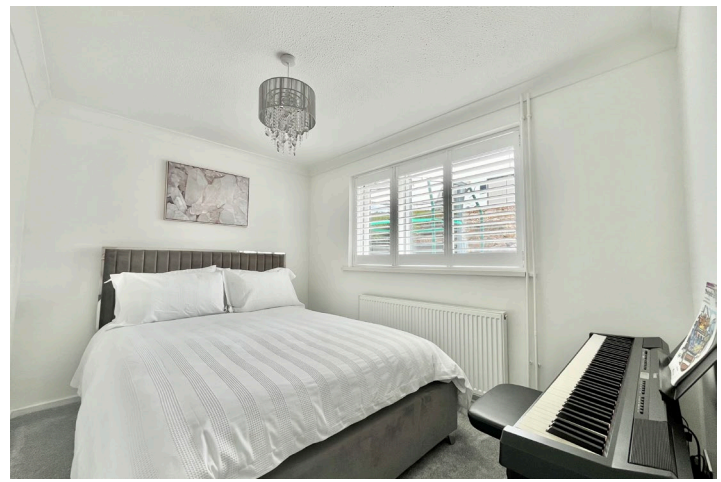
DINING ROOM - 5.28m x 3.32m (17'3" x 10'10") A composite double glazed front door opening into a welcoming and spacious dining room with uPVC double glazed windows to the front aspect, space for a 6/8 seater dining table, doors leading into the kitchen and living space, stairs leading down to the lower floor accommodation, overhead feature pendant light and a modern gas central heated radiator.

LOUNGE - 6.96m x 3.56m (22'10" x 11'8") A phenomenally large and light living room with spectacular sea views across to Thatchers rock, Torquay. Space for an abundance of furniture, tv and internet points, double aspect uPVC double glazing with windows to the front aspect and French doors leading out to a wonderful sun terrace. Overhead spotlighting and a gas central heated radiator.

KITCHEN - 3.13m x 3m (10'3" x 9'10") A modern fitted kitchen boasting a range of overhead, base and drawer units with square edged work surfaces above. A 1 1/2 bowl stainless steel sink and drainer unit with mixer tap above, integrated appliances such as an electric single oven with grill integrated and a four ring induction hob with extractor hood above. An integrated dishwasher and space and plumbing for a washing machine and fridge freezer. A uPVC double glazed window with a superb sea view.

LOWER GROUND FLOOR

BEDROOM ONE - 7.46m x 3.53m (24'5" x 11'6") A spectacularly large master bedroom with a brilliant amount of space for furniture as well as its own dressing/living area. Tv point, uPVC double glazed French doors leading out to the gardens, a gas central heated radiator and a door leading into:-



EN-SUITE A contemporary master en-suite comprising of a low level flush WC, a wall mounted wash hand basin with fitted storage below and a walk in double shower. Modern tiling to the walls and floor, a uPVC obscure double glazed window, and an extractor fan.

BEDROOM TWO - 3.62m x 3.34m (11'10" x 10'11") A brilliantly sized double bedroom to the front aspect of the property. uPVC double glazed French doors leading out to its own private patio area and a gas central heated radiator.

BEDROOM THREE - 3.27m x 2.62m (10'8" x 8'7") A third incredibly generous double bedroom again to the front aspect of the property with a uPVC double glazed window and a gas central heated radiator.

BEDROOM FOUR - 3.2m x 2.77m (10'5" x 9'1") A large fourth double bedroom offering a vast amount of space. Breathtaking sea views across Paignton, uPVC double glazed French doors leading out to the gardens and a gas central heated radiator.

FAMILY BATHROOM - 2.88m x 2.01m (9'5" x 6'7") An incredibly spacious and luxurious family bathroom boasting a four piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below, a jacuzzi bath tub and a walk in double shower unit. Complimentary PVC panelled walls, an extractor fan and a heated towel rail.

OUTSIDE A beautifully sunny and enclosed rear garden that has been thoughtfully designed by the current owners for ease of maintenance. The outside space boasts a sizeable decking area perfect for outdoor dining and entertaining, a lawned section with a raised flower bed boarder that offers a range of mature shrubs and plants as well as pergola area. There is a further entertaining area with a large sun terrace off of the living space with space for ample furniture perfect for enjoying the phenomenal sea views as well as landscaped gardens to the front aspect.

PARKING Off road parking for multiple vehicles.

Address 'Blackbrook Avenue, Paignton,
TQ4 7ND'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '59 | D'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.