



Broadsands Avenue | Paignton | TQ4 6JJ

Asking Price Of £475,000

A two bedroom beautifully presented detached bungalow located in the extremely desirable location of Broadsands, Paignton. The bungalow comprises of an inner porch way, a welcoming entrance hallway, a large living room opening into a modern kitchen/breakfast room perfect for entertaining, two double bedrooms, a spacious family bathroom, a conservatory, sunny rear gardens, a vast amount of off road parking and a double garage. The bungalow enjoys superb sea views across to Berry Head, Brixham also. The property is ideally situated within a quiet cul-de-sac is within easy reach of Broadsands beach, bus links, an array of supermarket, local shops, dentists and pharmacies as well as much more.

- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED THROUGHOUT
- SEA VIEWS
- DOUBLE GARAGE
- SUNNY REAR GARDENS
- OFF ROAD PARKING
- SOUGHT AFTER BROADSANDS LOCATION

ENTRANCE PORCH A uPVC double glazed front door opening into the inner porch way with tiled flooring, overhead lighting, a cupboard housing the metres and fuse box and a secondary door opening into:-

ENTRANCE HALLWAY A wide and welcoming entrance hallway with doors leading to the adjoining rooms, a deep fitted airing cupboard, overhead lighting and a gas central heated radiator.

LOUNGE - 4.81m x 4.04m (15'9" x 13'3") A wonderfully bright and spacious living room with space for an abundance of furniture. A feature gas fireplace, tv and internet points, a large archway that opens into the kitchen area perfect for modern day living and entertaining with two rooms opening up to one another. uPVC double glazed door leading out to the sun room and a gas central heated radiator.

KITCHEN/BREAKFAST ROOM - 4.83m x 3.82m (15'10" x 12'6") A large and modern kitchen boasting a range of overhead, base and drawer units with granite work surfaces above. A 1 bowl stainless steel sink and drainer unit, an electric double oven with grill integrated and a four ring hob with extractor hood above. Space and plumbing for a washing machine, dryer and fridge freezer. Space for a 4 seater dining table, uPVC double glazed windows and a uPVC double glazed door opening out onto the sunny terrace.

CONSERVATORY - 3.72m x 2.48m (12'2" x 8'1") A sizeable conservatory, a perfect additional living space. Sea views across to Berry Head, Brixham. uPVC double glazed windows and uPVC double glazed French doors opening out onto the sun soaked sun terrace.

Address 'Broadsands Avenue, Paignton, TQ4 6JJ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '67 | D'

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 663561



BEDROOM ONE - 4.96m x 3.49m (16'3" x 11'5") An exceptionally large master bedroom to the front aspect of the bungalow offering space for a vast amount of furniture. Deep built in mirror fronted wardrobes. uPVC double glazed bay window and a gas central heated radiator.

BEDROOM TWO - 3.72m x 3.56m (12'2" x 11'8") A further brilliantly sized double bedroom again to the front aspect of the home with ample room. uPVC double glazed windows and a gas central heated radiator.

BATHROOM A spacious family bathroom comprising a four piece suite of a low level flush WC, a vanity wash hand basin with fitted storage below, a panelled bath tub and a walk in shower unit. complimentary PVC panelled walls, a uPVC obscure double glazed window and chrome heated towel rail.

OUTSIDE A beautifully landscaped and sunny rear garden that boasts a large lawned area with a flower bed boarder and a variety of mature shrubs and plants. A sizeable patio area perfect for outdoor dining and entertaining, two sun terraces accessed off of the kitchen and conservatory ideal for taking in the picturesque sea views. Within the gardens is access to the double garage, under house storage, a timber built shed and water tap.

PARKING Off road parking for several vehicles on a tarmac laid driveway. Double gates open up to further parking leading down to the double garage.

DOUBLE GARAGE An electric up and over door with overhead lighting, electrical points and a courtesy door.

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.