



Broadsands Court, Paignton, TQ4 6LD

Asking Price Of £299,950

A well presented three bedroom town house located within a private development in the extremely desirable location of Broadsands, Paignton. The home comprises of a welcoming entrance hallway, a large and light filled open plan kitchen/diner/lounge perfect for entertaining, three double bedrooms, two shower rooms, and two further cloakrooms, off road parking, an integral garage, balcony and picturesque communal gardens. The property is ideally located within easy reach of an array of amenities such as local shops, pharmacies, Broadsands beach and the coastal footpath, bus links, supermarkets and much more.

- SOUGHT AFTER
- BROADSANDS LOCATION
- GARAGE
- OFF ROAD PARKING
- COMMUNAL GARDENS
- THREE DOUBLE BEDROOMS
- LARGE OPEN PLAN LIVING
- PRIVATE SUN TERRACE

ENTRANCE A uPVC double glazed front door opening into a wide and welcoming entrance hallway with stairs rising to the first floor, doors leading to the adjoining rooms, overhead lighting and a gas central heated radiator.

BEDROOM THREE - 3.65m x 3.03m (11'11" x 9'11") A great sized third bedroom located on the ground floor of the property that could alternatively make an ideal office/study/hobby room etc. uPVC double glazed windows and a uPVC double glazed door leading out to the rear. Gas central heated radiator and a door opening into:-

SHOWER ROOM A wall mounted wash hand basin with fitted storage below and a walk in shower unit. PVC panelled walls, extractor fan and a gas central heated radiator.

CLOAKROOM A low level flush WC.
Door leading into the integral garage.

FIRST FLOOR

KITCHEN/DINER/LOUNGE - 8.68m x 4.24m (28'5" x 13'10") A beautifully bright and large open plan living room/kitchen/diner perfect for modern day living and entertaining. The kitchen boasts 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, an electric single oven with grill integrated and a four ring gas hob with extractor hood above. Space for a fridge freezer and a uPVC double glazed window. The lounge/diner area offers space for a vast amount of furniture, tv and internet points, a uPVC double glazed sliding patio door leading out to a sizeable sun terrace with a picturesque outlook across the gardens and far reaching sea views. Gas central heated radiator.

CLOAKROOM A useful cloakroom boasting a low level flush WC, a wall mounted wash hand basin with fitted storage below, complimentary tiling and a uPVC obscure double glazed window.

SECOND FLOOR

BEDROOM ONE - 4.24m x 3.9m (13'10" x 12'9") A spectacularly large master bedroom overlooking the rear gardens with far reaching sea views. Space for a vast amount of furniture, deep fitted wardrobe, a uPVC double glazed window and a gas central heated radiator.

BEDROOM TWO - 3.98m x 2.46m (13'0" x 8'0") A further generously sized double bedroom to the front aspect of the home with a great amount of space. Deep fitted wardrobes, uPVC double glazed window and a gas central heated radiator.

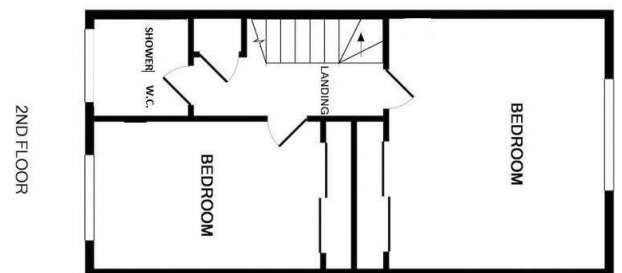
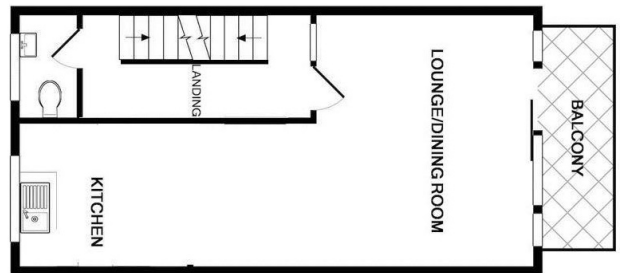
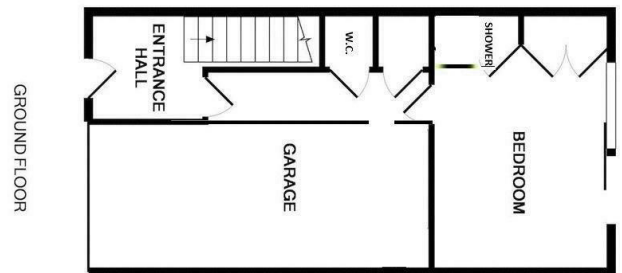
SHOWER ROOM A contemporary fitted shower room comprising of a low level flush WC, a wall mounted wash hand basin and a walk in triple shower unit.

OUTSIDE Off road parking for up to 2 vehicles leading up to the integral garage.

GARDENS Communal gardens sweep the surrounding properties for all to enjoy. The gardens are predominantly laid to lawn with a variety of mature shrubs and plants.

GARAGE - 5.49m x 2.34m (18'0" x 7'8")

MATERIAL INFORMATION Tenure: Leasehold. Length Of Lease: 999 year lease granted in 1962. Each Leaseholder owns 1/20th share of the Freehold. Service Charge: £565.00 per year.



Address

Broadsands Court, Paignton, TQ4 6LD

Tenure

LEASEHOLD

Council Tax Band

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Contact Details

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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.