



Broadsands Road, Paignton

£500,000



WILLIAMS HEDGE
estate agents



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Spacious detached bungalow | Coastal location close to Broadsands beach

Requiring modernisation and improvement | Excellent potential | Entrance porch | Reception hall

Sitting room | Sun room | Kitchen | Utility | Inner hallway | Two ground floor bedrooms

First floor landing | Two first floor bedrooms | One ensuite bathroom/WC | Gardens to front, side and rear | Driveway parking and detached garage

Coming to market for the first time in over 50 years the property offers an excellent opportunity to create a spacious home in an enviable coastal position just a short distance from Broadsands beach and seafront. The property has been loosely configured as two separate units and sits within a good sized plot with ample driveway parking and a detached garage. Approached from the road there is a tarmac driveway leading to the detached garage, a pathway then leads through the front garden to the front door. Once inside, an entrance porch opens into the reception hallway with the ground floor accommodation comprising a sitting room with sliding doors opening into a sun room, kitchen and utility, an inner hallway then leads to two ground floor bedrooms and the bathroom/WC. On the first floor the landing which was originally used as a kitchenette leads to two further bedrooms one of which has an ensuite bathroom/WC. A particular feature of the property is the good sized and near level plot which extends around the property with garden space to the front, side and rear with timber garden sheds and a summer house. An internal inspection is highly recommended in order to appreciate the fantastic potential on offer and the superb coastal location.

The property is located close to Broadsands Beach and Elberry Cove and a short walk away from the picturesque coastal path linking Paignton to Brixham. Local shops are provided at Churston Broadway along with a library and restaurant. A regular bus service runs to both Paignton and Brixham. The South Devon link road which is within easy reach enables quick and easy commuting to Exeter, the M5 and further afield.

The Accommodation Comprises

Timber door with obscure glazed inset to

ENTRANCE PORCH - 2.11m x 1.35m (6'11" x 4'5") Light point, UPVC double glazed windows to front and sides, timber door with obscure glazed inset to

RECEPTION HALL - 2.69m x 0.97m (8'10" x 3'2") Coved ceiling with light points, UPVC double glazed window to side, radiator, door to kitchen, double doors to

SITTING ROOM - 6.43m x 3.99m (21'1" max x 13'1") Mock beams to ceiling, light point, radiators with thermostat control, TV connection point, door to inner hallway, double doors to lobby with staircase to first floor, sliding doors to



SUN ROOM - 3.68m x 2.51m (12'1" x 8'3") With polycarbonate roof and windows to rear and side, light points, power socket, multi paned door leading to the rear garden.



KITCHEN - 3.89m x 2.34m (12'9" x 7'8") Strip lights, smoke detector, UPVC double glazed window to side aspect. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, space for under worktop appliance, built-in storage cupboard housing the electric meter and consumer unit, door to



UTILITY - 2.46m x 2.44m (8'1" x 8'0") Light point, UPVC double glazed window to rear aspect, radiator with thermostat control, space and plumbing for washing machine, wall mounted cabinet, UPVC double glazed door leading to the garden.

INNER HALLWAY - 1.73m x 0.81m (5'8" x 2'8") Cupboard with slatted shelving, doors to

BEDROOM ONE - 4.32m x 4.22m (14'2" into wardrobes x 13'10") Light point, UPVC double glazed window to front, radiator, fitted wardrobes to one wall with sliding mirror fronted doors.



BEDROOM FOUR - 3.02m x 2.44m (9'11" x 8'0") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BATHROOM/WC - 2.08m x 1.75m (6'10" x 5'9") Light point, uPVC double glazed window. Comprising panelled bath with electric shower over, pedestal wash hand basin, WC, radiator with thermostat control, tiled wall, heated towel rail.



From the lobby a staircase leads to the first floor,

FIRST FLOOR LANDING - 3.84m x 2.44m (12'7" x 8'0") Light point, storage cupboard, velux windows to front and rear . Please note that part of the landing was used as a kitchenette and currently has base units with a sink. Door to

BEDROOM THREE - 5.61m x 3.51m (18'5" max x 11'6") With part sloping ceilings, light point, triple aspect with UPVC double glazed windows to front side and rear and some sea views towards Torquay.

BEDROOM TWO - 3.81m x 3.4m (12'6" x 11'2" max) Radiator with thermostat control, TV connection point, door to,

BATHROOM/WC - 2.84m x 2.11m (9'4" x 6'11") maximum dimensions Strip light, extractor fan, UPVC window. Comprising panelled bath with twin hand grips and shower over, wash hand basin, close coupled WC, radiators with thermostat control, storage cupboard with space and plumbing for washing machine.

GARAGE Up and over door, workshop area to the rear and door to side.

OUTSIDE The property sits within a good sized plot with gardens to the front side and rear. The property is accessed via a tarmac driveway which provides off road parking for several vehicles and leads to the detached garage. From here a pathway leads to the front door and to the front garden which offers a good sized space and a good degree of seclusion and enclosed by timber fence. The garden continues to the side where there is a further patio area with raised planting beds, rear access into the garage and storage sheds. The pathway continues to the rear with a good sized patio area accessed from the sun room and three steps leading to a further patio area and timber summerhouse with additional planting area leading to the rear boundary, again enclosed by a timber fence.

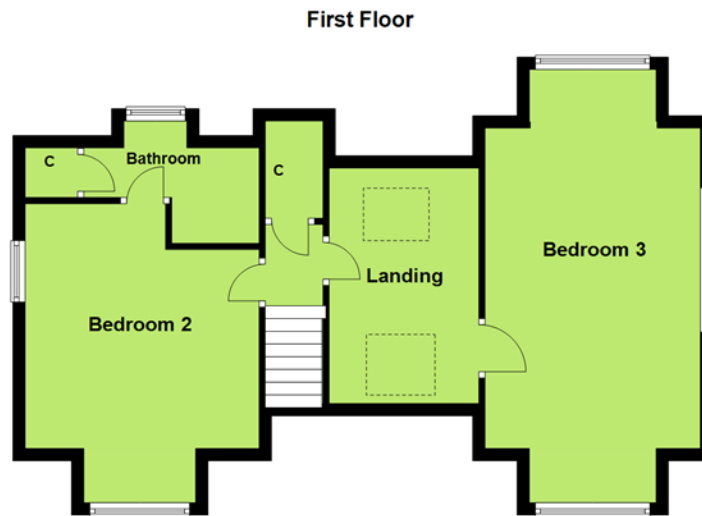


Age: (unverified)	Postcode: TQ4 6HH
Current Council Tax Band: E	Stamp Duty:* £12,500 at asking price
EPC Rating: D	
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: Approx 118 square meters	Square foot:

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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