

Stone Park, Broadsands, Paignton, TQ4 6HT



A three bedroom **DETACHED BUNGALOW** benefiting from some sea and coastal views, located in the sought after Broadsands area of Paignton, just a short walk from Broadsands Beach and Elberry Cove, which has access to the picturesque South Devon coastal footpath.

The Bungalow which is tucked away at the top of a quiet cul de sac, offers huge scope and potential for a purchaser to make their own.

Accommodation currently provides, Cloakroom/W.C. 'L' shape Lounge/Dining Room and Kitchen along with three Bedrooms. Outside provides driveway parking and detached single Garage, with gardens to front, side and rear. For sale with **NO UPWARD CHAIN**.

Local shops are found at Churston Broadway, they include Convenience store with sub post office, Pharmacy and Library, the number 12 bus also runs along Dartmouth Road to Brixham and Paignton town centers.

£359,000 Freehold

Double glazed entrance door opens to:

ENTRANCE HALL

Parquet floor. Radiator. Cupboard housing gas and electric meters.

CLOAKROOM/W.C.

Double glazed window. Low level W.C. Pedestal wash basin. Radiator.

LOUNGE/DINING ROOM

LOUNGE AREA 15' 2" x 11' 0" (4.62m x 3.35m)

Parquet flooring. Wide double glazed window to front. Radiator. Tiled fireplace and hearth.

DINING AREA 9' 3" x 9' 1" (2.82m x 2.77m)

Parquet floor continuing. Double glazed window to side. Radiator. Door to:

KITCHEN 15' 0" x 8' 9" maximum (4.57m x 2.66m)

Some sea and coastal views from the double glazed window and door which opens to the garden. Range of fitted wall and base cupboards with roll edge work surfaces and inset one and quarter bowl sink and drainer. Integral fridge/freezer. Built-in electric oven with ceramic hob over. Recently installed, wall mounted Baxi gas fired combination boiler.

BEDROOM 1 12' 2" x 9' 11" (3.71m x 3.02m)

Double glazed window to rear. Radiator.

BEDROOM 2 12' 2" x 8' 10" (3.71m x 2.69m)

Double glazed window to side. Radiator.

BEDROOM 3 9' 11" max. x 8' 11" (3.02m x 2.72m)

Double glazed window to rear. Radiator.

BATHROOM/W.C.

Double glazed window with sea and coastal views. Suite comprising panelled bath, pedestal wash hand basin and close coupled W.C. Part tiled walls. Radiator.

OUTSIDE: Driveway leads to:-

DETACHED GARAGE

FRONT GARDEN

Small area of front garden which is currently overgrown with various shrubs and plants.

Gates at both sides to:-

REAR GARDEN

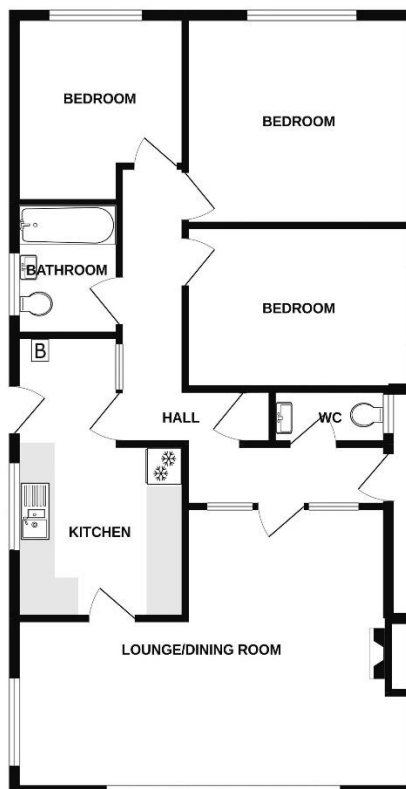
Part landscaped garden wrapping around the side and rear of the bungalow with wide well stocked flower beds, specimen trees and shrubs.

Lean to wooden framed garden room.

COUNCIL TAX BAND E

ENERGY RATING E

GROUND FLOOR
81.4 sq.m. (876 sq.ft.) approx.



TOTAL FLOOR AREA : 81.4 sq.m. (876 sq.ft.) approx.
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LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

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