

ENTRANCE PORCH

Double glazed French doors and two double glazed windows. Tiled floor & Courtesy light. Inner door opens to:

DINING HALL 14' 2" x 9' 11" (4.31m x 3.02m)

Double glazed window to front. Staircase to first floor with fitted stair-lift. Wide square opening to:

LIVING ROOM 14' 0" x 17' 11" (4.26m x 5.46m)

Double glazed French doors with windows to both sides opening to covered Verandah. Beautiful sea and coastal views across the coastline and Dart Valley steam railway line to Torquay. Stone faced fireplace and hearth. Circular stained glass feature window. Radiator.

INNER HALL (OFF ENTRANCE HALL)

Under-stairs storage cupboard.

BREAKFAST ROOM 10' 9" x 8' 7" (3.27m x 2.61m) approx.

Double glazed window to front. Radiator.

KITCHEN 12' 11" x 8' 0" (3.93m x 2.44m) approx.

Fitted with a good range of oak effect wall and base cupboards along with display shelving. Working surfaces and inset 1 + 1/2 bowl sink and drainer. 'Rangemaster' range style cooker with integral cooker hood over. Double glazed window to rear having a super outlook over the garden with the sea and coastline beyond. Door to:

LOBBY

Double glazed windows and door to side access. Doors to: Walk in cupboard with plumbing/space for washing machine. **GROUND FLOOR W.C.** With white low level W.C. and hand basin.

GROUND FLOOR BEDROOM

14' 7" x 8' 2" (4.44m x 2.49m)

Double glazed window to front and side. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising shower enclosure with fitted shower. Low level W.C. Vanity cupboard with inset washbasin. Double glazed window. Bi-Fold door to useful store room with wall mounted British gas boiler. Double glazed window.

FIRST FLOOR

Landing with access to under eaves storage space. Doors to:



BEDROOM 1 13' 11" x 11' 11" (4.24m x 3.63m) approx.

Double glazed window to front. Fitted wardrobes and dressing table to one wall. (We are advised that a under eaves cupboard is also behind this) Radiator.

BEDROOM 2 14' 0" x 11' 3" (4.26m x 3.43m)

Double glazed window to rear enjoying fabulous sea and coastal views over to the Torquay coastline. Radiator. Fitted full height wardrobes. Under eaves airing cupboard.

BATHROOM

Comprising: Walk in bath with shower over. White vanity cupboard with inset washbasin and mirror over. Anti-slip flooring. Double glazed window. Heated towel rail and radiator. Loft access hatch.

SEPARATE W.C. Low level W.C. and wall mounted hand basin. Tiled floor and part tiled walls. Double glazed window.

OUTSIDE

Two attractive block driveways one leads to a **CAR PORT** with double doors to front. Paths and seating area to the front of the house. The front garden has a small lawn with flowerbeds surrounding. Access around both sides of the house to the rear.

REAR GARDEN

A covered **VERANDAH** runs across the rear of the house a super place to sit and admire the views! Steps lead down to the garden and two useful storage areas beneath the Verandah. Further store to side.

A large, very pretty rear garden, again enjoying the sea and coastal views and having a good degree of privacy, the garden is mainly laid to lawn with shaped, stocked flowerbeds, interesting shrubs, specimen trees and fruit trees. Garden shed and wooden potting shed/greenhouse to the bottom of the garden.

COUNCIL TAX BAND: F

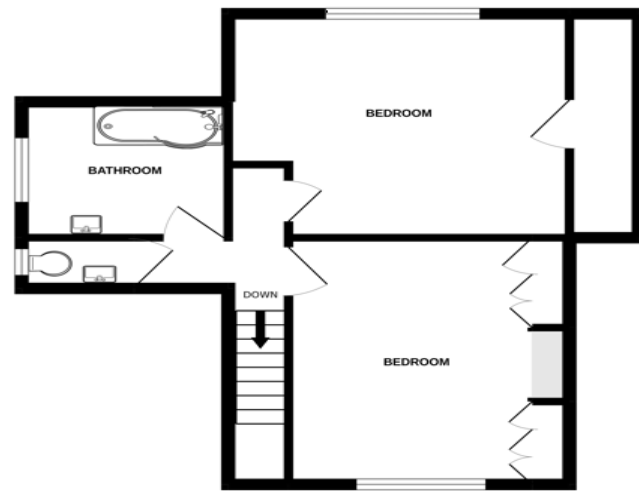
ENERGY RATING: D



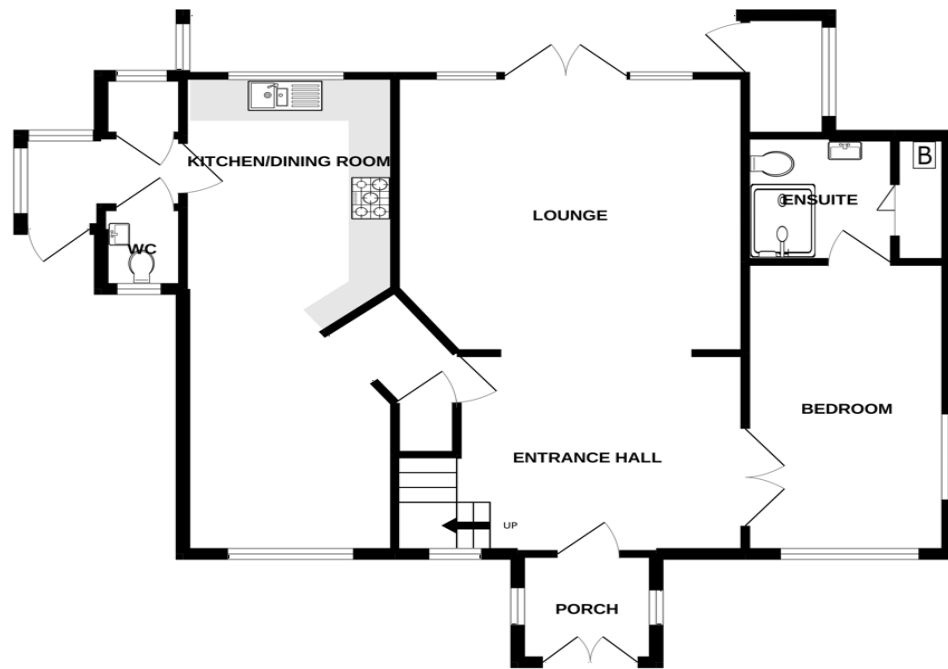
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005399 Written by: R.C

1ST FLOOR
42.7 sq.m. (459 sq.ft.) approx.



GROUND FLOOR
83.5 sq.m. (899 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

Waterside Road, Broadsands, Paignton, TQ4 6LJ



A three bedroom **DETACHED HOUSE** enjoying wonderful views from the rear elevation across the Dart Valley Steam Railway Line, sea and coastline towards Torquay, located in a select, sought after cul-de-sac in Broadsands. The house which has been in the same ownership for many happy years now requires some modernisation and updating, yet offers huge scope and potential for a purchaser to create their dream home by the sea. On entering the house a large dining hall greets you and leads to the living room which has doors opening to a wide Verandah and super rear garden, the outlook and sea views are beautiful. A ground floor bedroom with an en suite shower room/w.c. leads off the dining hall and a good size kitchen and breakfast room are located on the opposite side of the hallway. On the first floor there are a further two double bedrooms, bathroom and separate w.c. Outside to the front of the house there are two driveways and car port area along with small front garden. The rear garden is delightful, of good size, and still enjoys those super views. Internal viewing is highly recommended. A gate just across the road gives private access to the picturesque South Devon coastal footpath and the coves and beaches along the coastline. Local shopping facilities are nearby at Cherry Brook Square which include Doctor & Dental surgeries. The local bus service runs along Dartmouth Road (a few minutes' walk away) to Brixham and Paignton town centers which are approximately three miles equi-distant.

£695,000 Freehold