

## Long Wools, Broadsands, Paignton, TQ4 6HU



OPEN TO AN OFFER! A three bedroom **DETACHED BUNGALOW** located in sought after Long Wools, backing on to farmland and enjoying some sea and coastal views. Broadsands Beach, Elberry Cove and the picturesque coastal footpath are just a short walk away! Local shops along with Churston Library and bus stops to Brixham and Paignton town centers are located at Churston Broadway.

The bungalow which would now benefit from some modernisation and updating, offers lounge/dining room, fitted kitchen and three bedrooms along with shower room/w.c.

Outside are front and rear gardens, driveway parking and single garage. Gas fired central heating is installed along with double glazing. The bungalow is offered for sale with **NO CHAIN**.

**£440,000 Freehold**

Double glazed entrance door opens to:

### ENTRANCE HALL.

Loft access hatch. Radiator. Linen cupboard. Storage cupboard.

### CLOAKROOM/W.C.

Comprising low level W.C. and washbasin. Double glazed window.

### LOUNGE/DINING ROOM (L-SHAPED).

15' 2" x 11' 1" (4.62m x 3.38m) + 9' 4" x 9' 1" (2.84m x 2.77m)

Wide aluminium double glazed window to rear, enjoying an outlook over Elberry Farm and some sea and coastal views. Fitted gas fire. Two radiators. Serving hatch to kitchen.

### KITCHEN. 12' 9" + recess x 8' 11" (3.88m x 2.72m)

Fitted with a good range of beech effect wall and base cupboards and contrasting working surfaces with inset stainless steel sink and drainer. Built in cooker with hob and cooker hood over. Space/plumbing for washing machine. Double glazed door and window to side.

### BEDROOM 1. 9' 10" x 12' 4" (2.99m x 3.76m)

Double glazed window to front. Built in wardrobes and dressing table space. Two radiators.

### BEDROOM 2. 12' 4" x 8' 10" (3.76m x 2.69m)

Double glazed window to side. Radiator.

### BEDROOM 3. (L-SHAPED) 9' 10" reducing x 8' 10" (2.99m x 2.69m)

Double glazed window to front aspect. Radiator.

### SHOWER ROOM/W.C.

Comprising walk in shower with glazed screen to side and fitted seat. Pedestal wash basin and low level W.C. Double glazed window. Radiator.

### OUTSIDE

#### FRONT.

Paved front garden with flower bed surrounding. Driveway leading to garage. Pathways with pedestrian gates to both sides of the bungalow.

#### GARAGE . 16' 3" x 8' 0" (4.95m x 2.44m)

Up and over door to front. Light and power point. Window to rear.

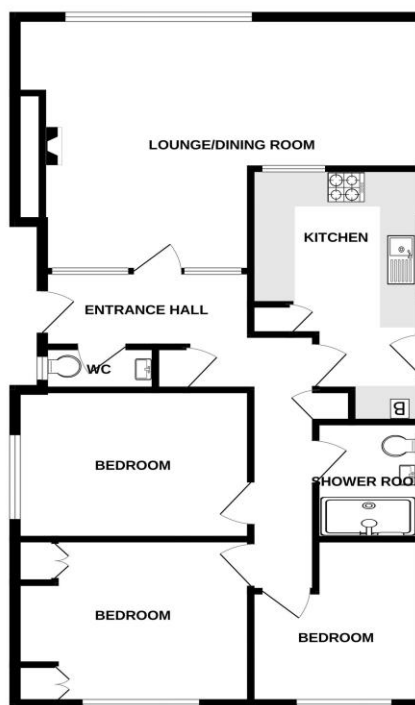
### REAR GARDEN.

The garden backs on to Elberry Farmland and enjoys a pleasant outlook. Part landscaped crazy paved patio and large redundant pond. Level lawn with borders surrounding.

### ENERGY RATING: D

### COUNCIL TAX BAND: E

GROUND FLOOR  
80.0 sq.m. (861 sq.ft.) approx.



TOTAL FLOOR AREA: 80.0 sq.m. (861 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be checked as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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