

**GROUND FLOOR**

**ENTRANCE PORCH.**

Ample space for coats and shoes. Double glazed entrance door and feature leaded light window to side. Fifteen pane glazed inner door to:

**ENTRANCE HALLWAY.**

Engineered oak flooring. Staircase to the first floor with under stairs cupboard. Character picture rail. Doors to:

**CLOAKROOM/W.C.**

Low level W.C. and pedestal wash basin. Wood panelled to dado height. Double glazed window.

**LIVING ROOM. 20' 2" x 12' 5" (6.14m x 3.78m)**

A double aspect, light and bright room with engineered oak flooring continuing. Picture rail. Tiled fireplace and hearth.

**FORMAL DINING ROOM. 16' 3" x 12' 3" in to bay (4.95m x 3.73m)**

A super formal dining room with wide double glazed bay window to front enjoying a sunny aspect. Feature Victorian style fireplace and hearth. Picture rail.

**KITCHEN/DINING ROOM. 15' 0" x 20' 0" (4.57m x 6.09m) max.**

The hub of the home, this super extension offers a very social space, beautifully fitted with semi vaulted ceiling and three velux windows and bi-folding doors opening to the rear garden. The kitchen area has an excellent range of cream faced kitchen units, integral dishwasher and washing machine and large range style dual fuel cooker with matching cooker hood over. Solid wooden worktops compliment the kitchen with inset one and a quarter bowl stainless steel sink and drainer. The Valliant combination boiler for the domestic hot water and heating supply is concealed in a matching cupboard. There is ample seating and dining space enjoying an outlook on to the rear garden.

**FIRST FLOOR.**

Spacious landing with two built in cupboards. Doors to:

**BEDROOM 1. 12' 11" x 12' 5" (3.93m x 3.78m) max.**

Double glazed window to front enjoying an outlook over the Paignton to Kingswear steam railway line and Broadsands. Built in cupboard/wardrobe. Tiled fireplace and hearth. Picture rail.

**BEDROOM 2. 15' 11" x 11' 2" (4.85m x 3.40m)**

Double glazed window to front again enjoying an outlook over the steam railway line towards Broadsands. Picture rail.



**BEDROOM 3. 12' 4" x 8' 8" (3.76m x 2.64m)**

Double glazed window. Picture Rail.

**BEDROOM 4. 9' 0" x 8' 5" (2.74m x 2.56m)**

Double glazed window. Built in cupboard/wardrobe.

**FAMILY BATHROOM/W.C.**

Comprising white suite of panelled bath with mixer tap and fitted shower over. Low level W.C. and pedestal wash basin. Tiled walls. Heated towel rail. Double glazed window.

**OUTSIDE.**

**FRONT.**

The front garden is mainly laid to lawn with stocked flowerbeds. Gate and pathway lead to the front door at the side. A driveway offering ample off road parking to the opposite side leads to a **DETACHED SINGLE GARAGE**. Gate to side opening to the rear garden.

**REAR GARDEN.**

The rear garden offers a paved pathway adjacent to the house with steps up to a raised lawn with attractive rope railings surrounding. A paved seating terrace beyond the lawn with **SUMMERHOUSE** is an ideal spot for 'Al Fresco' dining, BBQ etc. To the side of the lawn there is an Astro Turf play area with slide and ample space for a Hot Tub.

**COUNCIL TAX BAND: E**

**ENERGY RATING: D**



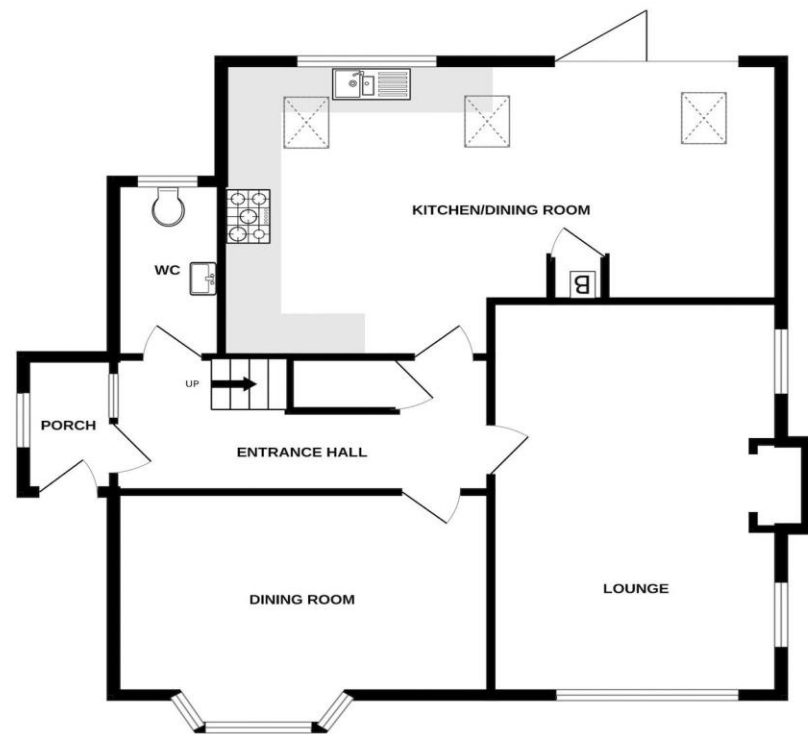
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005473 Written by: R.C

1ST FLOOR  
63.6 sq.m. (684 sq.ft.) approx.



GROUND FLOOR  
87.7 sq.m. (944 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

## Broadsands Bend, Broadsands, Paignton, TQ4 6JH



This super, traditional, four bedroom, **EXTENDED FAMILY HOME** is perfectly placed, just a short stroll away from beautiful Broadsands Beach, the picturesque coastal footpath and Elberry Cove. Perfect for a family who enjoy all things 'beach and watersports' with the benefit of local shops and highly regarded schools within easy reach. The regular number 12 bus service also runs along Dartmouth Road just a few minutes' walk away, which connects to the fishing port of Brixham and sea side town of Paignton. This lovely home is a perfect blend of modern living whilst preserving the traditional character of the house. It is deceptive at first glance and offers light and bright accommodation which briefly comprises: Cloaks/W.C. Generous size dual aspect living room, formal dining room, (which could also be used as second sitting room or ground floor bedroom) Fabulous kitchen/dining/family room which is the hub of the home located at the rear of house with bi-folding doors on to the garden, ideal for spilling out into the garden on those sunny summer evenings. On the first floor there are four good size bedrooms and a family bathroom/w.c. Gas fired central heating is installed along with double glazing. Internal viewing is highly recommended.

**£680,000 Freehold**