

GROUND FLOOR.

ENTRANCE PORCH. Double glazed windows and door. Courtesy light. Wooden flooring. Double glazed inner door to:

ENTRANCE HALL. Wooden floor continuing. Staircase with oak and glass balustrade and under stairs cupboard. Further storage cupboard. Doors to:

LIVING ROOM. 29' 0" x 12' 11" (8.83m x 3.93m) min.

A beautiful triple aspect room with double glazed windows overlooking the surrounding gardens and French doors opening to the Conservatory. Feature fire surround with fitted gas living flame fire. Two radiators.

CONSERVATORY. 12' 7" x 12' 7" (3.83m x 3.83m) max.

Wood effect flooring. Double glazed windows and French doors opening to the garden. Polycarbonate roof. Light and power points. Wall mounted electric heater.

DINING ROOM. 13' 0" x 12' 3" (3.96m x 3.73m)

Double glazed bow window to front. Radiator. Recess with fitted mirror. Beamed ceiling feature. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (L-SHAPE)

KITCHEN AREA. 13' 6" x 9' 5" (4.11m x 2.87m)

A super, well appointed kitchen, fitted with modern two tone wall and base units in sage green and cream colours, complimentary working surfaces with inset one and a quarter bowl steel sink and drainer. Attractive tiled surrounds. Integral dishwasher and built in electric double oven/grill. Five burner gas hob and cooker hood to side. Concealed fitted waste bins. Double glazed window to rear. Radiator.

BREAKFAST ROOM. 5' 9" x 9' 10" (1.75m x 2.99m)

Ample space for table/chairs and dresser/sideboards. Double glazed window to rear. Door to dining room and utility room.

UTILITY ROOM/W.C. 13' 0" x 9' 4" (3.96m x 2.84m) approx.

Fitted base cupboards, worktop with inset stainless steel sink and drainer. Space below for washing machine and tumble dryer. Airing cupboard with radiator and electric heater. Double glazed window and door to the rear garden. Internal door to garage. Staircase to bedroom 4 (see later).

CLOAKROOM/W.C. Comprising fitted vanity unit with concealed flush W.C. Corner cupboard with inset washbasin. Double glazed window.

FIRST FLOOR. Landing with loft access hatch and double glazed window to rear.

Cupboard housing 'Worcester' boiler and hot water storage cylinder.

PRINCIPLE BEDROOM. 14' 2" x 12' 3" (4.31m x 3.73m)

Double glazed bow window to front. Radiator. Range of fitted wardrobes to one wall. Door to:

EN SUITE BATHROOM/W.C.

Beautifully fitted with panelled bath and mixer tap, corner shower enclosure with rainfall overhead shower and hand held attachment. White vanity unit with inset washbasin with mixer tap matching fitted wall unit over. Contemporary tiled surrounds. Heated towel rail and radiator. Double glazed window to rear.



BEDROOM 2. 12' 0" x 12' 0" (3.65m x 3.65m) max.

A double aspect room again with double glazed bow window to front, the side window enjoys sea views. Radiator.

BEDROOM 3. 12' 0" x 10' 11" (3.65m x 3.32m)

Double aspect room with sea and coastal views from the side. Fitted wardrobes to one wall. Radiator. Double glazed sliding door opens to: BALCONY at rear. The balcony enjoys a view over the garden and sea/coastal views.

BEDROOM 4. 21' 11" x 9' 8" reducing (6.68m x 2.94m) (Accessed from a separate staircase from the utility room)

A very useful additional bedroom which can if required, be converted into having en suite facilities, ideal for older child wanting independence or relative. Double glazed window to front and rear. Wood effect flooring.

BEDROOM 5. 8' 8" x 7' 11" (2.64m x 2.41m) Currently used as an office with double glazed window to front and radiator.

SHOWER ROOM/W.C. Smart, modern, shower room with large walk in shower having a rainfall head and hand held attachment. White fitted bathroom vanity unit with concealed flush W.C. and inset washbasin. Tiled walls. Heated towel rail and radiator, Double glazed window.

OUTSIDE. Attractive brick paved driveway leads from double gate to:

INTEGRAL GARAGE. 16' 8" x 9' 9" (5.08m x 2.97m) Electric roller door to front, internal door at rear to the utility room. Fitted shelving and cupboard.

GARDEN.

Large, part landscaped gardens surround the house and have been beautifully designed and well maintained by the current owners.

A lawn to the front of the house with surrounding well stocked flowerbeds, specimen trees and shrubs leads around the side to a large paved terrace with central, circular raised flower bed and pretty water feature. The terrace is surrounded by various flowerbeds and rockeries and rose arch. Steps down lead to a large paved lower terrace which has various fruit trees and shrubs, summerhouse and greenhouse. Moving around to the rear of the house there are shaped lawns raised flowerbeds and path leading up to a gate giving access to Churston Common.

COUNCIL TAX BAND: E

ENERGY RATING: D

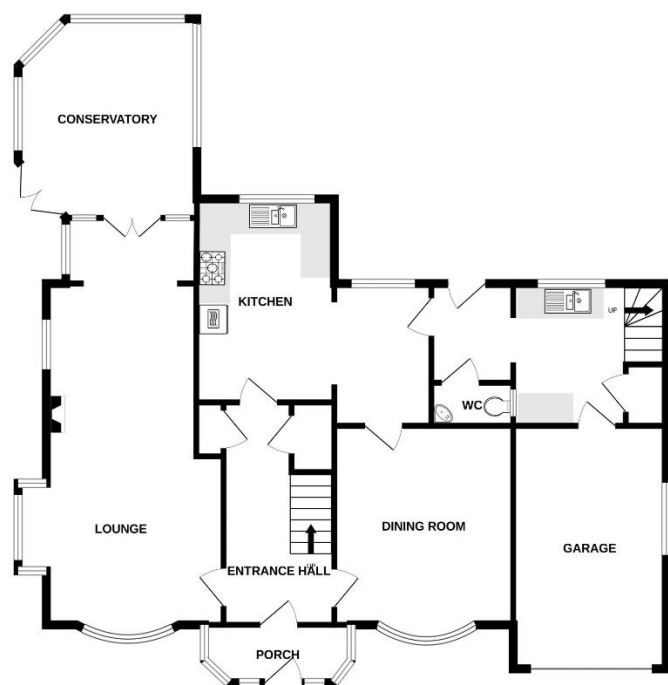


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

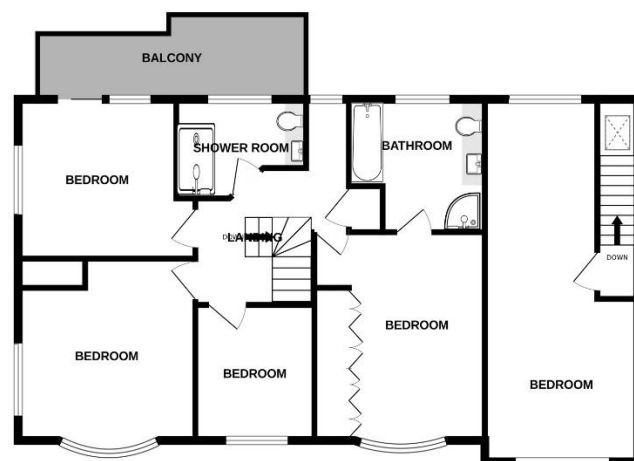
Ref C0005487 Written by: R.C

Tor Close, Broadsands, Paignton, TQ4 6LB

GROUND FLOOR
118.1 sq.m. (1271 sq.ft.) approx.



1ST FLOOR
89.7 sq.m. (965 sq.ft.) approx.



TOTAL FLOOR AREA: 207.7 sq.m. (2236 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 used 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



A superb five bedroom detached family size house, located at the head of a quiet cul-de-sac in popular Broadsands, backing onto Churston Common with Broadsands Beach, Elberry Cove and the picturesque South West coastal footpath located within walking distance, along with local shopping facilities and a regular bus service into Paignton and Brixham town centers just a short level walk away. Churston Golf Club is also a short stroll away. Highly regarded Churston Grammar and primary schools are also close-by. The beautifully presented house which enjoys some sea and coastal views offers ample spacious and flexible accommodation, having five generous bedrooms (principal bedroom en suite) (a good size balcony enjoying sea view is also accessed from bedroom 3) and three reception rooms, along with a well appointed, modern and stylish kitchen/breakfast room and large utility room/w.c. Outside provides ample driveway parking and an integral garage to the front. The large, well tended surrounding gardens have been partially landscaped and provide lots of interest throughout the year and an abundance of sunny seating/dining areas to sit and relax in.

£795,000 Freehold