

**GROUND FLOOR**

**ENTRANCE PORCH.** Attractive tiled flooring. Coat/shoe storage space. Inner door to:

**ENTRANCE HALL.** Stripped wood floor. Radiator. Staircase to first floor. Doors to:

**SITTING ROOM.** 17' 3" x 12' 6" (5.25m x 3.81m) max. Two double glazed windows to front. Radiator.

**LIVING ROOM.** 14' 2" x 13' 5" (4.31m x 4.09m) Stripped wooden floor continuing through. Double glazed window to front. Feature 'Art Deco' cast iron open fireplace with oak mantle over and tiled hearth. Wide opening to:

**DINING AREA.** 11' 4" x 11' 0" (3.45m x 3.35m) Stripped wood flooring continuing. Double glazed windows and door opening to the rear garden. Wide opening to:

**KITCHEN/BREAKFAST ROOM.** 20' 5" x 7' 10" increasing to 11' 4" (6.22m x 2.39m) approx. Excellent range of white, gloss faced, wall and base cupboards, drawers and breakfast bar area. Wood effect working surfaces and inset one and a quarter bowl sink and drainer. Integral full size fridge freezer and dishwasher. Built in Bosch high level oven/grill and induction hob with extractor hood over. Built in wine cooler. Tiled flooring. Double glazed windows overlooking the rear garden. Door to:

**REAR LOBBY.** Cloakroom/W.C. With close coupled W.C. and hand basin. 'Metro' tiled surrounds. Door from rear lobby to:

**UTILITY ROOM.** 15' 6" x 5' 0" (4.72m x 1.52m) Range of matching white faced units and double size pantry style cupboard. Worktop with inset stainless steel sink and drainer. Space for washing machine and tumble dryer. Double glazed window and door to the rear garden. Door to:

**STUDIO/HOBBY ROOM.** (L-shaped) 22' 10" x 14' 0" decreasing to 8'8" (6.95m x 4.26m) max. Two radiators. Door to remaining garage storage space.

**FIRST FLOOR**

**SPLIT LANDING**

**BEDROOM 1.** 12' 6" x 9' 7" (3.81m x 2.92m) A double aspect room with double glazed window to side and patio door to front opening to a **BALCONY enjoying some sea views.**



**BEDROOM 2.** 11' 7" x 11' 1" (3.53m x 3.38m) approx.

Double aspect room again enjoying **some sea views.** Range of fitted wardrobes, dressing table and drawers. Radiator.

**BEDROOM 3.** 11' 5" x 10' 7" (3.48m x 3.22m)

Double aspect room overlooking the rear garden. Radiator. Fitted wardrobes and dressing table.

**BEDROOM 4.** 8' 11" x 7' 11" (2.72m x 2.41m)

Double glazed window to front again having **some sea views.** Radiator.

**BEDROOM 5.** 8' 7" x 9' 2" (2.61m x 2.79m)

Currently used as a dressing room. Again double aspect overlooking the rear garden. Radiator.

**SHOWER ROOM.**

Comprising shower enclosure with bi folding entry door. White vanity unit with inset hand basin. Tiled walls. Heated towel rail. Extractor fan. Double glazed window.

**BATHROOM/W.C.**

Comprising white suite of panelled bath with central mixer tap and shower attachment. Close coupled W.C. White vanity unit with inset washbasin. Tiled surrounds and flooring. Heated towel rail. Double glazed window.

**OUTSIDE**

**FRONT.** To the front of the house there is a good size parking area for several vehicles and car port to side with access path and gate to the rear garden. There are landscaped raised flowerbeds surrounding the driveway.

**REAR GARDEN.** Large enclosed rear garden with private patio seating area pathway, rockeries and ornamental pond adjacent to the house. Steps lead up to a lawn with inset specimen trees. Garden shed.

**GARDEN LODGE/ SUMMERHOUSE** with raised seating area to side.

**COUNCIL TAX BAND: F**

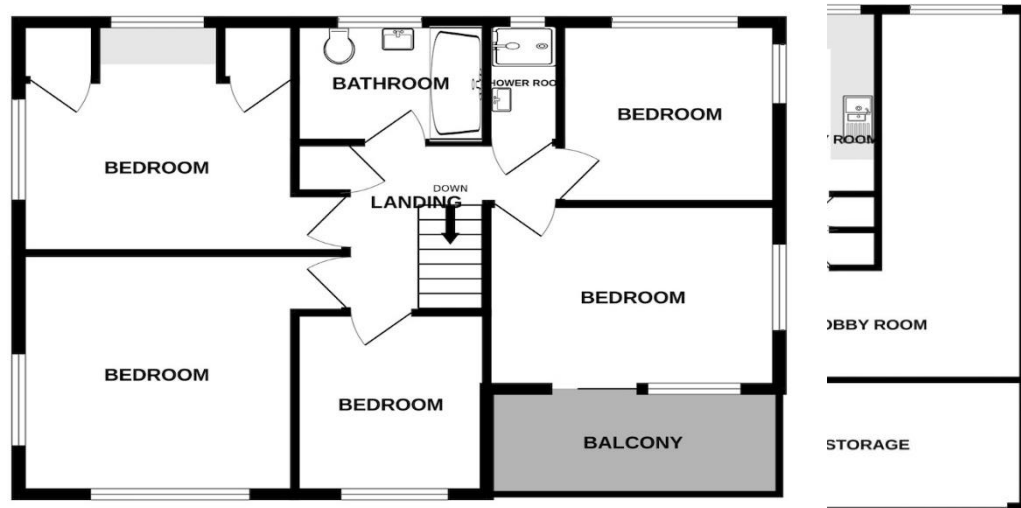
**ENERGY RATING: TBC**



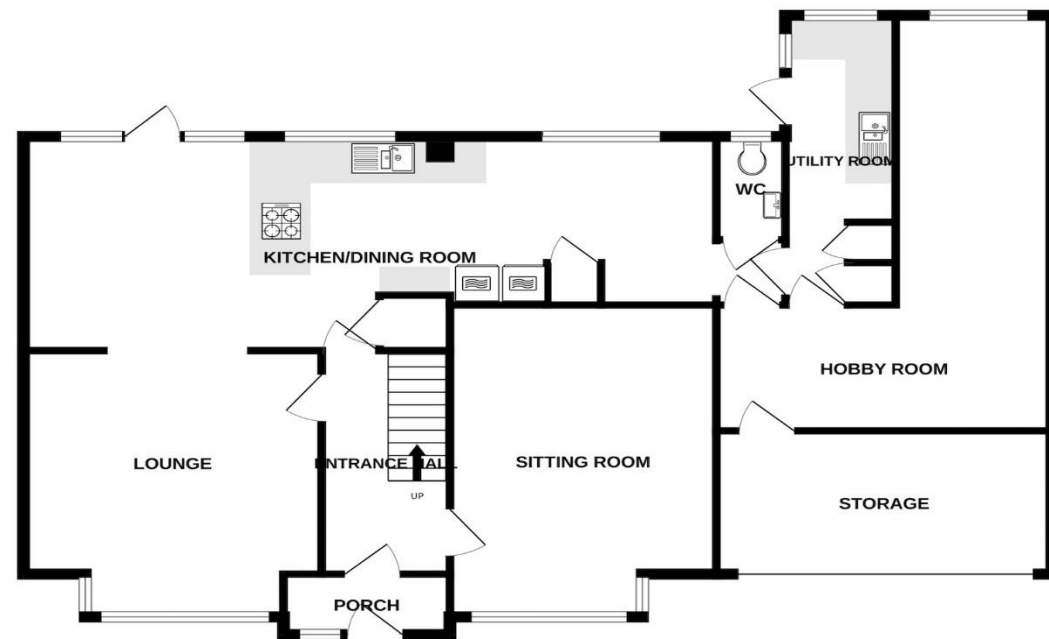
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005489 Written by: R.C

FIRST FLOOR  
62.5 sq.m. (673 sq.ft.) approx.



GROUND FLOOR  
114.6 sq.m. (1234 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

**Tor Close, Broadsands,  
Paignton, TQ4 6LB**



A deceptively spacious and well proportioned **DETACHED HOUSE** perfect for a family, with facilities just a short, level walk away including the shopping parade at Churston Broadway, Library and regular bus service to Brixham and Paignton town centers. Beautiful Broadsands Beach, Elberry Cove and the coastal footpath are within walking distance located just at the bottom of Broadsands Road. Highly regarded primary and grammar schools are also within easy reach along with Churston Golf Club.

"The Spinney" has been refurbished whilst in our vendors ownership and offers a flexible and sociable layout, having a super, large kitchen/dining area which has a wide opening into the living room. There is also a further sitting room too, utility room and studio/hobbies room in the former garage. The first floor has five bedrooms, (three of which have the front aspect benefit from some sea views) the principal bedroom has a balcony to the front. There is a shower room and family bathroom/w.c.

Outside provides ample parking space to the front, car port and storage area. The large, enclosed rear garden also has a summerhouse/studio. Internal viewing is highly recommended.

**£699,000 Freehold**