

Long Wools, Broadsands, Paignton, TQ4 6HU



An immaculate and well presented extended **DETACHED BUNGALOW** benefiting from **SEA AND COASTAL VIEWS** located in a desirable and sought after address, which is just a short stroll away from Broadsands beach, Elberry Cove and the South Devon coastal footpath.

Broadsands is served by local shops at Churston Broadway which include convenience store with sub post office, pharmacy and library, a regular bus service passes along Dartmouth Road to the bustling fishing port of Brixham and sea side town of Paignton frequently.

The bungalow is a most comfortable and inviting home, offering a super dual aspect lounge enjoying sea and coastal views and recently extended and fitted kitchen/dining room. There are two double bedrooms both with fitted wardrobes, one bedroom has an en suite w.c. (which was formerly a shower room/w.c. this could easily be reverted back if required) and there is also a super further shower room/w.c. with a walk-in shower. Outside are low maintenance front and rear gardens, driveway parking and an attached garage. Viewing is highly recommended.

£499,950 Freehold

Double glazed entrance door opens to:

ENTRANCE HALL.

Light and bright attractive hallway with light oak effect parquet style flooring. Cloaks cupboard. Loft access hatch with pull down ladder.

LIVING ROOM. 16' 10" x 14' 4" (5.13m x 4.37m)

Super dual aspect living room enjoying views of the sea coastline and Broadsands Beach. Continuation of parquet style flooring. Radiator. Marble style fireplace with fitted gas living flame fire.

KITCHEN/DINING ROOM. (L-SHAPE) 19' 10" x 18' 3" (6.04m x 5.56m) max dimensions

Stunning recently extended and fitted kitchen, comprising excellent range of gloss white handleless units and drawers, integral washing machine and fridge/freezer and space for dishwasher. Solid wooden working surfaces with inset sink and drainer. Smart 'Metro' tiling surrounds. Built in electric oven with induction hob and extractor hood over. Parquet flooring continuing through. Two radiators. Three double glazed windows to rear and side. French double glazed doors opening to the rear garden and patio. Two feature roof windows. Ample space for table and chairs. Large walk in storage cupboard with wall mounted Glow Worm boiler.

BEDROOM 1. 11' 10" x 13' 1" (3.60m x 3.98m)

Double glazed window overlooking the rear garden. Range of fitted wardrobes to one wall. Door to:

EN SUITE W.C. 8' 6" x 6' 8" (2.59m x 2.03m) max.

Comprising close coupled W.C. and white vanity unit with inset wash basin. Tiled walls and flooring. Heated towel rail. Double glazed window. (We are informed that there is the original plumbing in place for shower/bath if required for a purchaser to add).

BEDROOM 2. 10' 6" x 12' 10" (3.20m x 3.91m)

Fitted range of wardrobes to one wall. Double glazed window to front enjoying sea and coastal views. Radiator.

SHOWER ROOM/W.C.

Modern updated shower room comprising: Large walk in shower with glazed screen to side. Vanity bathroom unit with inset washbasin and concealed flush w.c. Two recessed bathroom cabinets with mirror fronts. Tiled walls and flooring. Roof window. Heated towel rail. Extractor fan.

OUTSIDE.

FRONT.

Wide frontage with landscaped garden to front for ease of maintenance with assortment of inset shrubs and plants. Pathway at side of the bungalow leads to the rear garden. Driveway leads to:

ATTACHED GARAGE. 15' 10" x 7' 11" (4.82m x 2.41m) Up and over door to front. Light power and water tap.

REAR GARDEN.

A sunny patio seating area leading from the kitchen/dining room enjoys good privacy and is a perfect spot to sit and relax, a few steps lead up to a small lawn and further landscaped terrace.

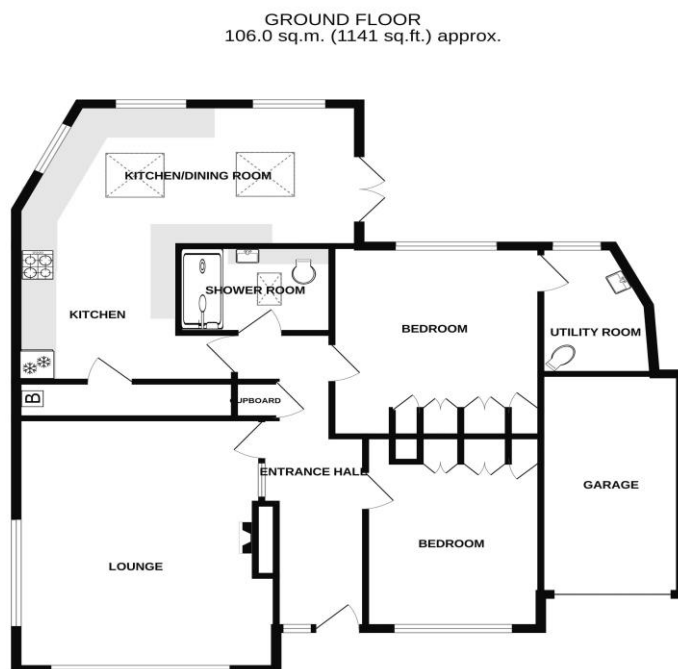
A pergola feature and seating area at the top of the garden enjoys open and some sea views.

Garden Shed.

Pathway to side leads around the bungalow to the front.

COUNCIL TAX BAND: E

ENERGY RATING: D



TOTAL FLOOR AREA : 106.0 sq.m. (1141 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the European completed form, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or condition is 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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