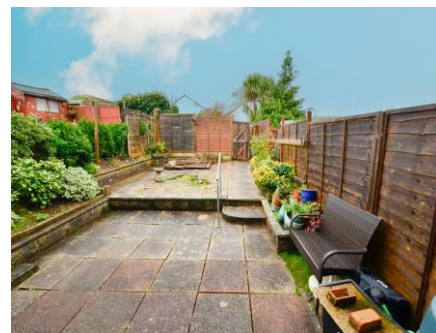


## Helford Walk, Broadsands Park, Paignton, TQ4 7NA



A three bedroom **TERRACED HOUSE** located in a convenient walkway position between Helford Drive and Cherry Brook Drive. The local shopping facilities at Cherry Brook Square which include large Co-Op, Newsagents and Pharmacy are just a few minutes walk away and highly regarded primary and grammar schools are within easy reach. Brixham and Paignton town centers are approximately 3 miles equidistant.

The accommodation which now requires some updating and modernisation, is ideal for a family and offers ground floor cloaks w.c. large lounge/dining room and fitted kitchen. On the first floor there are three bedrooms and shower room/w.c.

Outside are front and rear gardens, the rear garden is landscaped for ease of maintenance and a single garage with parking space to the front is located in a garage block off Cherry Brook Drive which is also accessible from the rear garden access path. **NO ONWARD CHAIN.**

**£275,000 Freehold**

## GROUND FLOOR

### ENTRANCE HALL.

Double glazed entrance door. Wall mounted electric Dimplex heater. Staircase to first floor with under stairs cupboard.

### CLOAKROOM/W.C.

Comprising close coupled W.C. Corner mounted hand basin. Double glazed window.

### LOUNGE/DINING ROOM. 24' 5" x 11' 0" (7.44m x 3.35m) reducing in dining area

Lounge area-Double glazed window to front. Wooden style fire surround with fitted gas fire. Door to hallway. Dining area- Door to kitchen. Double glazed sliding patio door opening to the rear garden.

### KITCHEN. 10' 7" x 7' 4" (3.22m x 2.23m)

Modern range of white faced wall and base cupboards, wood effect working surfaces and inset stainless steel sink and drainer. Hotpoint gas cooker. Freestanding LEC fridge. Tiled surrounds. Double glazed window and door to rear garden.

## FIRST FLOOR

### LANDING.

Airing cupboard housing hot water cylinder. Doors to:

### BEDROOM 1. 14' 2" x 8' 9" (4.31m x 2.66m)

Double glazed window to front with some sea peeps. Wall mounted electric heater. Quadruple mirror fronted fitted wardrobes. Loft access hatch.

### BEDROOM 2. 10' 5" x 11' 5" (3.17m x 3.48m)

Double glazed window to rear. Wall mounted electric heater. Fitted double wardrobe.

### BEDROOM 3. (L Shaped) 10' 11" x 8' 6" (3.32m x 2.59m) max overall dimensions.

Double glazed window to front. Built in over stairs cupboard.

### SHOWER ROOM/W.C.

Comprising concealed flush W.C. Pedestal wash basin and double size walk in shower with fitted hand rails. Modern grey pvc panelling to walls. Double glazed window.

## OUTSIDE

### FRONT.

Open plan style front garden with lawn, flower borders and pathway to the front door.

**REAR GARDEN.** Good size rear garden which is mainly landscaped for ease of maintenance. Inset POND and two raised flower beds. Gate to rear access path which leads to the garage and Cherry Brook Drive.

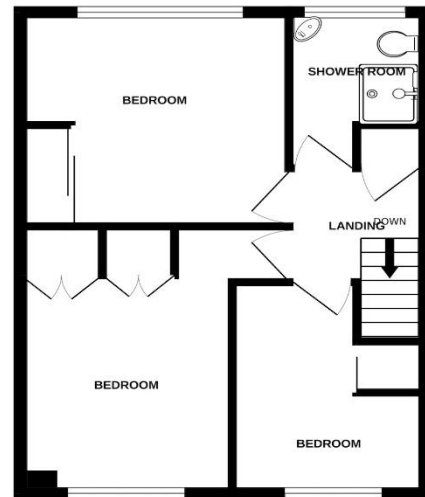
## SINGLE GARAGE.

Located in block off Cherry Brook Drive with parking to front. The garage has just had a new up and over door to the front.

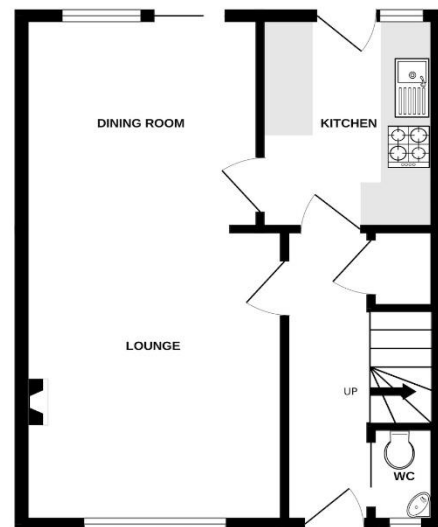
## COUNCIL TAX BAND: C

## ENERGY RATING: F

1ST FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



GROUND FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



## 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.

Ref C0005490 Written by: R.C