

Helford Drive, Broadsands Park, Paignton, TQ4 7NL



Enjoying some sea views from the upper floors, this deceptively spacious **THREE BEDROOM TERRACED HOUSE** is located in the sought after Broadsands Park area of Paignton in a quiet cul de sac in which the houses are centered around a pretty, central green.

Perfect for a family, accommodation offers good size lounge/dining room and fitted kitchen, which both open to the enclosed, rear garden which enjoys a sunny aspect. The first floor offers three double bedrooms (two with sea views) and family bathroom/w.c. There is ample driveway parking and an integral single garage, which could easily be converted to another reception room or ground floor bedroom if required, subject to relevant permissions. Gas fired central heating is installed along with double glazing. Internal viewing is highly recommended.

Highly regarded primary and grammar schools are all within easy reach and Cherry Brook Square which has doctor/dental surgeries, large Co Op, newsagents and pharmacy is a short stroll away. Broadsands Beach and the picturesque coastal footpath from where you can enjoy walks to the bustling fishing port of Brixham and sea side town of Paignton is again within walking distance.

£279,000 Freehold

GROUND FLOOR.

ENTRANCE PORCH.

Double glazed entrance door and window to side. Ample coat/shoe storage. Inner door to:

LOUNGE/DINING ROOM. 25' 0" x 10' 7" (7.61m x 3.22m) max.

A dual aspect room with full height double glazed window to front. Laminate flooring. Door to inner hall. Double glazed sliding patio door opening to and enjoying the rear garden. Archway to:

KITCHEN. 7' 5" x 9' 6" (2.26m x 2.89m)

Fitted with a good range of pale wood effect wall and base cupboards, roll edge working surfaces and inset one and a quarter bowl stainless steel sink and drainer. Built in oven with four burner gas hob and cooker hood over. Tiled surrounds. Wall mounted Worcester boiler. Double glazed window and door to garden.

INNER HALL.

Under stairs cupboard. Staircase to the first floor. Door to garage (see later)

FIRST FLOOR. Landing with loft access hatch.

BEDROOM 1. 13' 6" x 10' 8" (4.11m x 3.25m)

Double glazed window to front with sea views reaching over to Brixham Breakwater and Berry Head. Radiator.

BEDROOM 2. 10' 7" x 10' 8" (3.22m x 3.25m)

Double glazed window to rear. Radiator.

BEDROOM 3. 10' 6" x 7' 10" (3.20m x 2.39m)

Double glazed window to front with sea peeps.

FAMILY BATHROOM/W.C.

Comprising white suite of panelled bath with 'Mira' independent electric shower over and tiled surrounds. Pedestal wash basin and low level W.C. Airing cupboard. Two double glazed windows.

OUTSIDE.

FRONT.

Part landscaped front garden with trellis feature and inset shrubs. Driveway parking for two cars leading to:

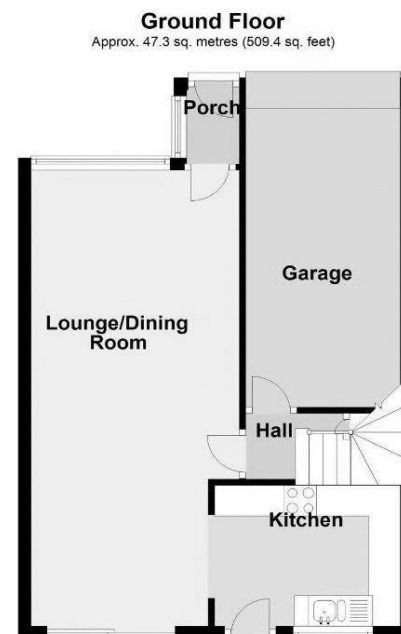
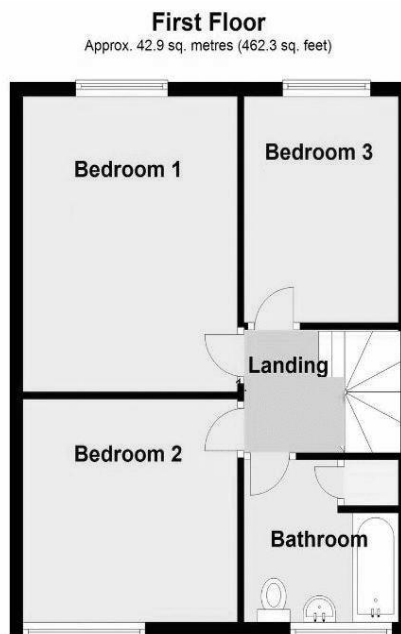
INTEGRAL GARAGE 17' 0" x 7' 11" (5.18m x 2.41m) max. Up and over door to front. Door to inner hall.

REAR GARDEN.

The enclosed rear garden enjoys a sunny southerly aspect and is part landscaped for ease of maintenance. Raised flower beds and various shrubs and plants. Feature wisteria. Trellis and archway leading to hard standing with garden shed and rear access path.

COUNCIL TAX BAND: C ENERGY RATING: C

NOTE: Mains gas, water and electricity are connected.



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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