

Brunel Road, Broadsands, Paignton, TQ4 6HN



A well-presented, two bedroom, **EXTENDED DETACHED BUNGALOW** located just a few minutes walk from Broadsands Beach and the South West coastal footpath. This super bungalow offers lots of space with generous size rooms, along with ample parking to front, extended garage and a beautiful, well-tended rear garden. The good size living room has a 9 kw multi fuel burner installed for those winter evenings and the well fitted, modern kitchen has integral appliances. A dining room which leads off provides further space for eating and entertaining. There are two double bedrooms to the front aspect along with bathroom and w.c. The principal rooms and garden benefit from some sea and coastal views, as well as a view towards the Brunel steam train viaduct. Gas fired central heating is installed along with double glazing. Local shops are located at the top of the road at Churston Broadway and include pharmacy, convenience store with sub post office, library and bus stops to Paignton and Brixham town centers.

£459,950 Freehold

Double glazed sliding door opens to:

ENTRANCE PORCH. Karndean flooring. Inner double glazed door to:

ENTRANCE HALL. Inset spotlights. Cloaks cupboard. Linen cupboard. Loft access hatch. Quickstep flooring. Radiator.

LIVING ROOM. 18' 5" x 14' 6" (5.61m x 4.42m)
Wide double glazed window overlooking the rear garden with some sea and coastal views. Quickstep flooring. Recessed fireplace with fitted 9 kw multi fuel burner. Two radiators. Double glazed door for side access to garden.

KITCHEN. 11' 8" x 8' 10" (3.55m x 2.69m)
Good range of cream faced wall and base cupboards with contrasting working surfaces, inset one and a quarter bowl composite sink and drainer. Built in, high level Neff hide 'n' slide oven/grill with matching microwave over. Neff induction hob with cooker hood over. Integral fridge/freezer and dishwasher. Tiled surrounds. Karndean flooring. Double glazed window looking over the rear garden. Opening to:

DINING ROOM. 14' 5" x 8' 3" (4.39m x 2.51m) min.
Double glazed window and door to the rear garden again with sea and coastal views. Two radiators. Quickstep flooring continued. Double glazed sliding patio door to front.

BEDROOM 1. 12' 11" x 11' 6" (3.93m x 3.50m)
Double glazed window to front. Radiator. Built in wardrobes and matching drawers.

BEDROOM 2. 11' 11" x 10' 2" (3.63m x 3.10m)
Double glazed window to front. Radiator.

BATHROOM. Comprising white suite of panelled bath with tap and shower over, glazed shower screen to side. Pedestal wash basin. Heated towel rail. Tiled walls. Extractor fan. Double glazed window.

SEPARATE W.C. White low level W.C. Radiator. Double glazed window.

OUTSIDE.

FRONT.
Two small lawns with flower beds and central path. Gates to both sides of the bungalow, one leading to storage area with wood store. Two driveways to front.

EXTENDED ATTACHED GARAGE. 21' 7" x 8' 1" (6.57m x 2.46m)

Up and over door to front. Light and power points. Personal door to rear garden. Plumbing/space for washing machine and space for tumble dryer and further white goods.

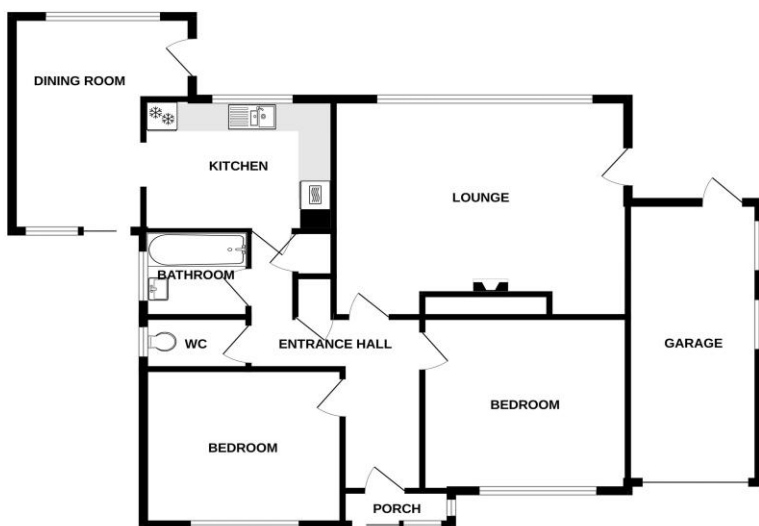
REAR GARDEN.

A super, well-tended rear garden, enjoying some sea and coastal peeps along with a view towards the famous 'Brunel' viaduct on which the Paignton to Kingswear steam train runs along.

A decked seating area and further patio seating around the garden provide ample places to sit in the warmer months. There is a level lawn and well stocked flowerbeds, along with various specimen trees, shrubs and fruit trees. Raised fishpond with waterfall feature and pump. Garden Shed. Summerhouse. External electrical sockets and lighting.

COUNCIL TAX BAND: E ENERGY RATING: C

GROUND FLOOR
105.4 sq.m. (1135 sq.ft.) approx.



TOTAL FLOOR AREA: 105.4 sq.m. (1135 sq.ft.) approx.
Whilst every effort 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 misstatement. 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 is given as to their operability or efficiency can be 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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