

Broadsands Avenue, Paignton, TQ4 6JJ



With glimpses of the sea and only a few minutes walk to the coast and sea at Broadsands is this attractive and spacious **TWO BEDROOM DETACHED BUNGALOW**. The property is very well presented for sale and offers generous room sizes, a well tended and easily maintained garden with the added bonus of a **DOUBLE SIZE GARAGE**. The accommodation is entered through a lobby and entrance hall. The living space of a large lounge, conservatory (sea views) and big kitchen/dining room is a notable feature. Both bedrooms are double size and the bath/shower room is well appointed in a contemporary style. The fully boarded loft space has a Velux window fitted, enjoying super sea views, and offers great future potential subject to the relevant consents being obtained. There is gas fired central heating and double glazing. The property is well placed both for the beach and the shops and buses at Churston Broadway reached via handy footpaths. The town centre and sea front of Paignton is just over two miles away.

£497,000 Freehold

ENTRANCE LOBBY. Double glazed front door.
Meter cupboard. Double glazed inner door to:

WELCOMING ENTRANCE HALL. Linen cupboard with radiator. Feature glazed panel to kitchen. Large loft access door opening to boarded loft space with Velux window (sea view).

LOUNGE 15' 9" x 12' 10" (4.80m x 3.91m) Fitted "Gazco Logic" fire with marble style surround. Contemporary vertical radiator. Wide arch opens to kitchen. Double glazed door and windows open to:

CONSERVATORY 10' 9" x 7' 1" (3.27m x 2.16m) Sea glimpses. Glazed on three sides with double doors opening onto garden terrace.

KITCHEN/DINING ROOM 15' 0" x 12' 7" (4.57m x 3.83m) Fitted with a striking range of white faced base units with black granite worktops and up stands providing ample cupboard and drawer space. Stainless steel sink. Appliance spaces for cooker, washing machine, tumble dryer and fridge. Wall mounted gas boiler. Contemporary style vertical radiator. Door opens onto terrace and garden.

BEDROOM 1 16' 4" x 11' 5" (4.97m x 3.48m) Bow window to front.

BEDROOM 2 11' 8" x 11' 7" (3.55m x 3.53m)

BATH AND SHOWER ROOM 8' 2" x 7' 5" (2.49m x 2.26m) Smartly fitted and finished with easy care laminate wall surfaces. Walk in corner shower, panelled bath, basin in bathroom unit and close coupled W.C. Heated towel rail.

OUTSIDE

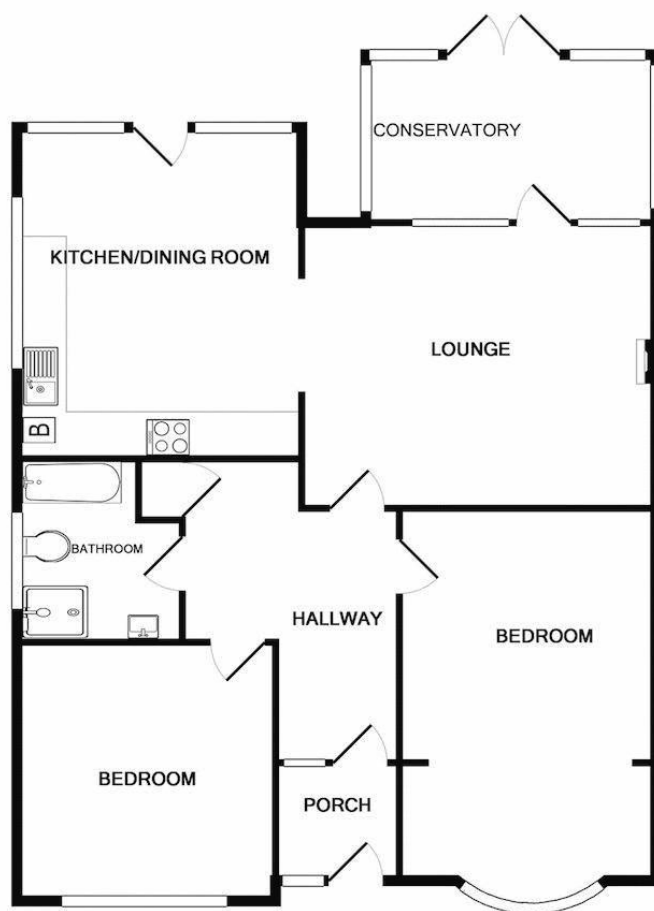
GARAGE AND PARKING. Driveway to side of the bungalow offering an abundance of parking space leads to:

DOUBLE SIZE GARAGE 19' 8" x 16' 0" (5.99m x 4.87m) Powered up and over door. Side personal door. Power and light. (Prefabricated style construction).

GARDEN. Landscaped **FRONT GARDEN** with mixed textures of paving, stone chippings, decking and rope stepping stones. Various inset shrubs. Gated path leads to **SOUTHERLY FACING REAR GARDEN**. Lawn with paved surrounds. Twin terraces set above the garden as well as sheltered seating areas at the lower level. **GARDEN STORE.** Outside tap.

COUNCIL TAX D

EPC RATING D



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 C0005494 Written by: Jonathan Bye.