

## Churston Broadway Dartmouth Road, Paignton, TQ4 6LE



Bright and spacious, a **TWO BEDROOM PURPOSE BUILT FLAT PLUS GARAGE** with its own entrances both front and back. The principal rooms are of generous sizes. The 18' long lounge/dining room enjoys an open aspect. Both bedrooms are doubles, one having a handy walk in store/dressing room off. Everything falls easily to hand in the kitchen plus there is a separate bathroom and cloakroom/W.C. At the rear is a large sheltered southerly facing private courtyard giving access to the rear pedestrian entrance steps. The front door opens directly onto the covered walkway at the front. There is a modern gas fired central heating system and double glazing. Churston Broadway is a very handy position. There are shops on the door step. The main number 12 bus route stops immediately adjacent. Broadsands beach and the coastal path are only about a quarter of a mile away at the bottom of adjacent Broadsands Road.

**£159,950 Leasehold**

## ENTRANCE LEVEL

### ENTRANCE LOBBY

uPVC front door. Stairs rise to first floor. Under stairs cupboard.

## MAIN LEVEL

**HALLWAY** leads to all rooms. Built in double cloaks/storage cupboard.

**LOUNGE/DINING ROOM 18' 1" x 11' 10" (5.51m x 3.60m)** Big picture window to the front with an open aspect. Feature limestone fireplace with fitted living flame fire flanked by twin alcoves with picture lights.

### KITCHEN 10' 6" x 7' 9" (3.20m x 2.36m)

Fitted with various wall and base units. Double drainer stainless steel sink. Appliance spaces. Built in cupboard and built in linen cupboard with recently installed gas fired boiler. Door opens onto rear patio garden.

### BEDROOM 1 11' 9" x 10' 10" (3.58m x 3.30m)

Window to front and feature circular window to the side (not double glazed). Built in double wardrobe.

### BEDROOM 2 10' 4" x 7' 9" (3.15m x 2.36m)

Door opens to:

**WALK IN DRESSING ROOM/STORE 7' 0" x 4' 2" (2.13m x 1.27m)**

### BATHROOM

Panelled bath with shower attachment over. Pedestal basin. Half tiled walls. Heated towel rail. Built in storage cupboard.

### SEPARATE W.C.

## OUTSIDE

Private southerly facing paved patio garden. Gate opens onto rear entrance walkway with steps down to ground level.

**GARAGE** in the garage block opposite.

## COUNCIL TAX B

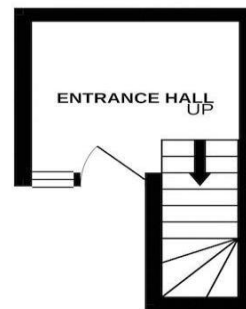
## EPC RATING D

LEASE 999 years from 1985. Peppercorn ground rent.

FIRST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



ENTRANCE FLOOR  
68 sq.ft. (6.3 sq.m.) 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 C0005498 Written by: Jonathan Bye.