

Attractive, arched, composite entrance door with 2 arch windows to side with fitted plantation blinds Opens to ...

LIVING/SITTING ROOM. 18' 1" x 13' 0" (5.51m x 3.96m).

Laminate flooring. Coved ceiling with three decorative ceiling cornices. Radiator. TV point. Further double glazed window to side with fitted blinds and doors to ...

KITCHEN. 8' 3" reducing to 6' 9" x 13' 6" (2.06m x 4.11m). max.

Fitted with a range of gloss cream faced wall and base cupboards and wood effect working surfaces with inset stainless steel sink and mixer tap. Range style cooker with matching cooker hood over. Space and plumbing for dishwasher. Recess for fridge. Radiator. UPVC framed double glazed window and door to rear with a superb outlook over the rear garden towards the sea, Brunel viaduct and Broadsands area beyond.

LIVING ROOM/LOUNGE. 20' 0" x 11' 3" (6.09m x 3.43m).

A super triple aspect room which enjoys the outlook through the Conservatory to the rear. UPVC framed double glazed windows to front and side aspect. Coved ceiling. Wood laminate floor. Radiator. TV point. Staircase to the ground floor area. Square archway opens to

CONSERVATORY. 12' 6" x 7' 1" (3.81m x 2.16m).

UPVC framed double glazed windows and door with access to the rear garden. Superb views and outlook over the garden towards the sea, viaduct and Broadsands area beyond.

INNER HALL

Large linen/airing cupboard housing factory lagged hot water cylinder.

MASTER BEDROOM SUITE. 18' 2" x 11' 3" (5.53m x 3.43m).

A beautiful room again enjoying outlook to the rear as previously mentioned. UPVC framed double glazed window and sliding patio door. Coved ceiling with decorative ceiling cornices. Laminate flooring. Two radiators. Door to ...

EN-SUITE BATHROOM.

Comprising white suite of panelled bath, pedestal washbasin and close coupled W.C. Obscured UPVC framed double glazed window. Mirrored bathroom cabinet. Extractor fan. Heated towel rail. Laminate flooring. Door to ...

WALK-IN DRESSING ROOM.

Fitted with various height hanging rails and shoe rack. Laminate floor. Radiator.

BEDROOM 2. 13' 9" max. x 13' 5" (4.19m x 4.09m).

Laminate flooring. UPVC framed double glazed window to front. Radiator. Coved ceiling. Door to ...

BEDROOM 4/PLAYROOM/OFFICE 16' 2" x 8' 6" (4.92m x 2.59m).

UPVC framed double glazed windows to front and side. Laminate flooring and double slimline cupboard housing electric meters and consumer units.

BATHROOM/W.C.

Comprising large walk in shower enclosure, panelled bath, low level W.C., and pedestal washbasin. Heated towel rail. Two UPVC framed double glazed windows. Fitted mirrored cabinet. Laminate flooring.



GROUND FLOOR.

A very flexible area either for use as further bedrooms, guest suite, annex or teenager pad. Hallway with laminate flooring and radiator.

BEDROOM 3. 11' 3" x 9' 0" (3.43m x 2.74m)

UPVC framed double glazed window. Radiator. Laminate flooring. Deep built in wardrobe/cupboard.

BEDROOM 5. 10' 11" x 6' 11" (3.32m x 2.11m).

Overlooking the rear garden with a UPVC framed double glazed sliding patio door. TV point. Laminate flooring. Radiator.

UTILITY ROOM/2ND KITCHEN. 8' 2" x 6' 6" (2.49m x 1.98m).

Worktop with plumbing/space for washing machine, tumble dryer, further spaces for white goods. Triple and single wall cupboard. Tiled floor. Wall mounted 'Potterton' boiler. Built in shelved cupboards. UPVC framed double glazed door to the garden. Door to ...

WET ROOM.

Comprising shower area with fitted electric shower, pedestal washbasin and close coupled W.C. Fitted mirror with light and shaver point over. Fitted medicine cabinet. Tiled floors and walls. Extractor fan. Built in storage cupboard. Heated towel rail.

OUTSIDE.

Semi circular drive in/drive out driveway providing ample parking. Small lawn to **FRONT** with hedge screening. Palm tree.

LARGE REAR GARDEN

With a fabulous view of the Dart Valley stream train! The garden is mainly laid to lawn with some inset specimen trees and shrubs. There are various seating areas around the garden to sit and enjoy the outlook. Garden shed. Gates and path at both sides of the bungalow. Small lawn area to one side.

ENERGY RATING: D

COUNCIL TAX BAND: E

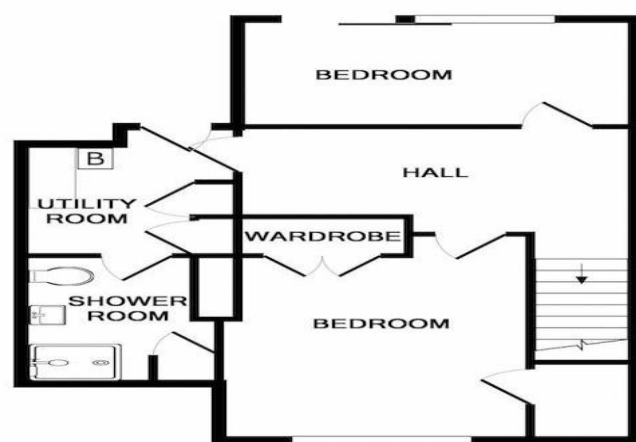
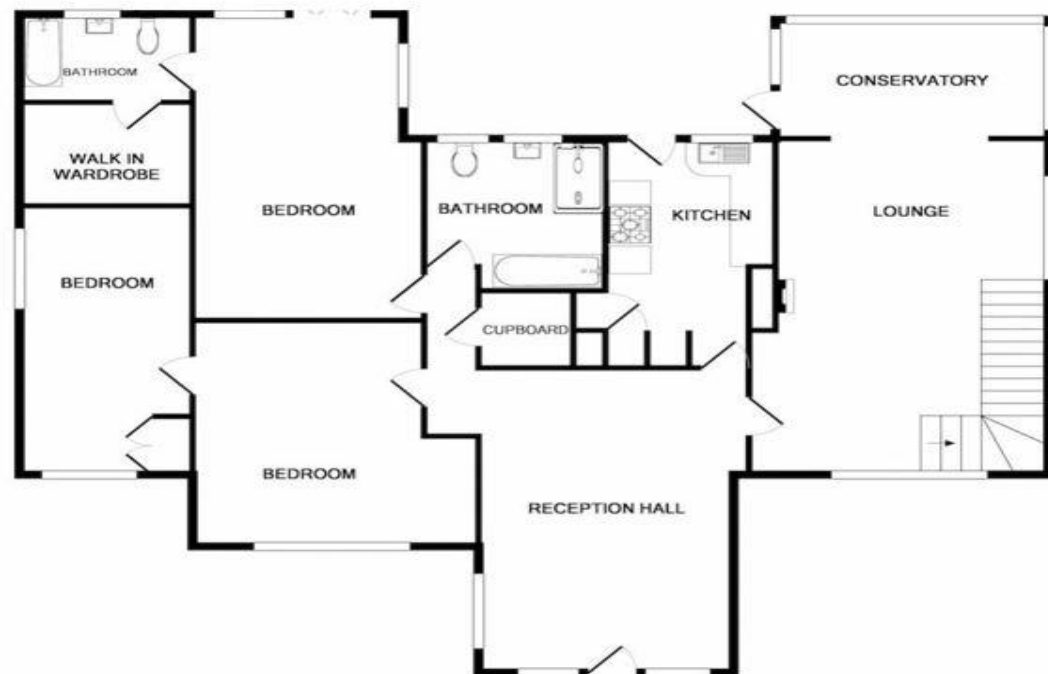
NOTE: The property is connected to all mains services.



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 C0005507 Written by: R.C

Broadsands Road, Broadsands, Paignton, TQ4 6JX



LAYOUT GUIDE ONLY – NOT TO SCALE



Deceptive from a roadside glance, and enjoying **SUPER OPEN** and some **SEA VIEWS** from the rear elevation, this extended **DETACHED BUNGALOW** offers a huge amount of space and flexibility with accommodation arranged over entrance level and a lower floor, perfect for a couple or family, also suitable for a dependent relative to use the lower floor accommodation. This well presented and spacious bungalow offers up to five bedrooms in total, (Three at entrance level, two on the lower floor) the super master suite has an en suite bathroom and walk in dressing room. There is also a further family bathroom and a wet room. There are two generous living/sitting rooms, one with a conservatory to the rear again enjoying **SUPER VIEWS** over the large garden towards the sea, surrounding area and 'Brunel Viaduct' where the Dart Valley Steam Railway passes over Broadsands Road. A fitted kitchen also enjoys the views and has access to the large rear garden. Ample driveway parking is supplied to the front of the property. Internal viewing is highly recommended. Broadsands Beach, Elberry Cove and the coastal footpath are just at the bottom of the road and local shops, library, buses and sub post office are located at Churston Broadway shopping parade a few minutes away. Brixham and Paignton town centres are approximately three miles equidistant.

£625,000 Freehold