

## Lower Fowden, Broadsands, Paignton, TQ4 6HR



Set on the gentle slopes above Broadsands Beach and Elberry Cove, a well presented **THREE BEDROOM DETACHED BUNGALOW** enjoying sea and coastal views from its rear elevation as well as from the generous size private deck set above the garden. The bungalow offers a very spacious open plan living area (oak flooring) with the sea views framed by the picture window and patio doors. The kitchen is comprehensively fitted and includes integrated appliances. The three bedrooms are complimented by an en-suite shower room and the house bathroom. There is gas central heating, double glazing and oak finished internal doors. Outside there is driveway parking, garage plus an easily managed enclosed garden. Lower Fowden is a great spot. Broadsands Beach with its twin beach cafes, coastal path and water sports centre is easily reached via the nearby footpaths. There are shops, buses and library at the top of Broadsands Road. The bungalow is offered for sale chain free.

**£495,000 Freehold**

**Front door opens to:**

**"L" SHAPED LIVING SPACE.** Oak strip flooring.

**LOUNGE AREA 19' 9" x 12' 10" (6.02m x 3.91m)**

Picture window with sweeping sea views to Torquay, Goodrington and Broadsands beach.

**DINING AREA 9' 0" x 8' 10" (2.74m x 2.69m)**

Double doors, with sea and coastal views, open onto terrace - open the doors in the summer for alfresco dining. Open arch to:

**KITCHEN 11' 0" x 8' 3" (3.35m x 2.51m)** Fitted with

a comprehensive range of white faced wall and base units with quartz effect worktops and up stands. Tiled floor. Four burner gas hob with canopy over. Built in electric double oven. Integrated fridge/freezer. Fitted washing machine. Tiled floor. Door to garden.

**INNER HALL.** Loft hatch. Hall cupboard.

**BEDROOM 1 9' 7" x 9' 0" (2.92m x 2.74m)** Double width built in mirror fronted wardrobe.

**EN-SUITE SHOWER ROOM.** Walk in tiled shower enclosure with a dual head shower. Wall hung basin and close coupled W.C. Shaver point and mirror.

**BEDROOM 2 10' 8" plus door recess x 9' 7" (3.25m x 2.92m)** Built in wardrobe.

**BEDROOM 3 9' 0" x 9' 0" (2.74m x 2.74m)**

**BATHROOM/W.C.** Panelled bath in tiled surround with shower and shower screen. Basin in bathroom unit. Close coupled W.C. Heated towel rail. Bathroom cabinet.

**OUTSIDE.** Driveway to the side of the bungalow leads to:

**ATTACHED SINGLE GARAGE.** Up and over door. Rear personal door. Power and light.

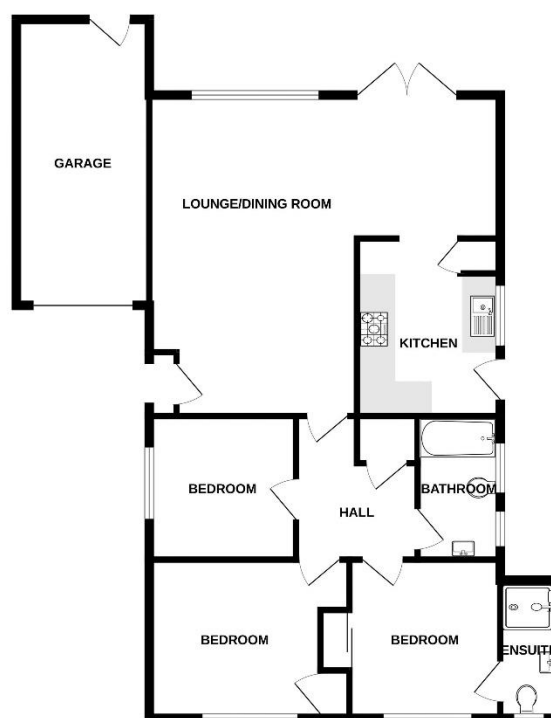
**LARGE RAISED TIMBER DECK 22' 0" x 9' 7" (6.70m x 2.92m)** Enjoys the sea and coastal views. Broad steps lead down to the garden.

**GARDEN.** Front garden with lawn, rockery and shrubs. Rear garden with central lawn, shrubs, hedging and other planting.

**COUNCIL TAX.** Currently registered for business rates for holiday letting.

**EPC RATING D**

GROUND FLOOR  
94.7 sq.m. (1020 sq.ft.) approx.



TOTAL FLOOR AREA: 94.7 sq.m. (1020 sq.ft.) approx.  
Where every attempt 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 mis-statement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
House plan: HEP/04 02/04



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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