

Rock Close, Broadsands, Paignton, TQ4 6LA



Number 3 Rock Close is a fine example of the work of Swiss born American architect, William Lescaze in the International Modern style. Lescaze is also known for the design of High Cross House at Dartington Hall. This **FOUR BEDROOM DETACHED HOUSE** was originally designed to be part of a larger development of similar houses, although ultimately only 7 were built. From its position the house enjoys sweeping open and sea views over Tor Bay, Churston Common and the Brunel's landmark Hookhills viaduct. The house offers extensive accommodation principally over two floors but capped by a top floor roof terrace where the views are at their best. The ground floor offers a sun loggia, lounge, dining room, kitchen with utility off and shower/cloakroom. The four bedrooms plus the house bathroom are on the first floor with stairs giving access to the roof terrace above. The house is set in a generous size gently sloping garden with a long driveway leading to the garage. There is gas fired central heating. The sandy beach at Broadsands with its beach cafes and coastal path is at the bottom of the hill. Just around the corner are the local shops and buses, with the centres of the town of Paignton and the port of Brixham both being just over two miles away. The property is offered for sale with no onward chain.

£585,000 Freehold

GROUND FLOOR - ENTRANCE PORCH

Tiled floor.
Doors to hall and sun loggia.

SUN LOGGIA 11' 0" x 7' 4" increasing to 12' 6" (3.35m x 2.23m) Windows to two sides with open views.

ENTRANCE HALL Walk in boiler cupboard. Under stairs cupboard.

SHOWER ROOM Walk in tiled shower. Corner basin and close coupled W.C.

LOUNGE 21' 10" x 12' 0" (6.65m x 3.65m) Double aspect room with sweeping open and sea views. Fitted gas fired.

DINING ROOM 11' 10" x 11' 10" (3.60m x 3.60m) Double aspect room with patio door to garden.

KITCHEN 11' 6" x 7' 5" (3.50m x 2.26m) Fitted with a comprehensive range of light oak effect faced wall and base units and wood effect work tops. Fitted four ring gas hob with hood over. Built in double oven. Spaces for fridge and freezer. Part tiled walls.

UTILITY Spaces for washing machine and dishwasher with work top over. Door to garden.

FIRST FLOOR - LANDING Door with stairs to top floor

BEDROOM 1 12' 0" x 9' 7" (3.65m x 2.92m) Open views. Range of fitted bedroom furniture including mirror fronted wardrobe, dressing table and bedside cabinets.

BEDROOM 2 12' 0" x 12' 0" (3.65m x 3.65m) A double aspect room with sea and open views. Fitted twin double wardrobe.

BEDROOM 3 11' 10" x 8' 10" (3.60m x 2.69m) Double aspect room with sea views. Basin with cupboards below.

BEDROOM 4 11' 0" x 7' 6" (3.35m x 2.28m)

BATHROOM 8' 0" x 5' 4" (2.44m x 1.62m) Part tiled walls. Suite of panelled bath in tiled surround with shower attachment, pedestal basin and close coupled W.C.

TOP FLOOR - UPPER LANDING Double glazed door opens to **ROOF TOP TERRACE** Panoramic sea and open views.

OUTSIDE Long driveway leads to:

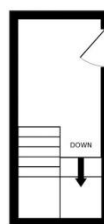
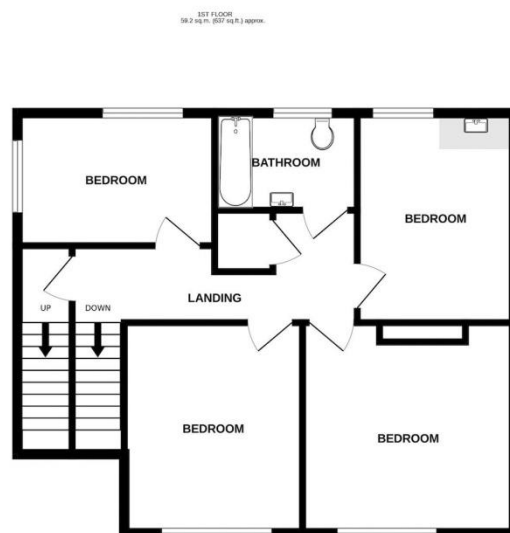
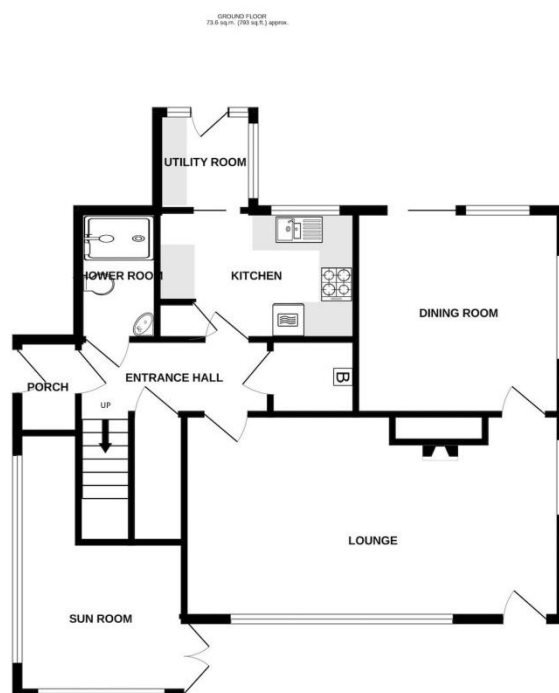
GARAGE 17' 0" x 8' 10" (5.18m x 2.69m) Up and over door. Power and light.

GARDEN. The house stands in a generous size garden with a southerly aspect. Extensive lawns, shrubs and feature Monkey Puzzle tree. Raised terrace to the front and sheltered patio behind the house. Pond, Greenhouse and two outside stores.

COUNCIL TAX BAND: E

ENERGY RATING: E

BROADBAND & MOBILE The Ofcom website indicates that there is standard and superfast broadband available in this area. Please check your mobile operator for coverage.



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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