

Bracken Rise, Broadsands, Paignton, TQ4 6JU



Enjoying far reaching sea views through Brunel's historical steam railway viaduct, this elevated, two bedroom **DETACHED BUNGALOW** is just a short stroll away from Broadsands Beach, Elberry Cove and the picturesque coastal footpath. Shopping facilities are also within easy reach at Churston Broadway which include Pharmacy, Convenience store with sub Post Office and Library. From the top of the road a regular bus service runs along Dartmouth Road to the bustling fishing Port of Brixham and sea side town of Paignton where there is a main railway station located. This much loved, light and bright Bungalow offers generous size rooms briefly comprising: Dual aspect living room and sun lounge, from where you can watch the Paignton to Kingswear steam train cross the viaduct, fitted kitchen and separate dining room. There are two double bedrooms (one with en suite facilities) with fitted wardrobes, one of which benefiting from the super outlook, and further bathroom/w.c. Outside provides ample double width driveway parking and two garages, one garage has a useful utility area and gardeners w.c. to the rear. The surrounding gardens are landscaped for ease of maintenance and again enjoy the outlook. Internal viewing is highly recommended. For sale with **NO ONWARD CHAIN**.

£675,000 Freehold

Recessed double glazed entrance door opening to:

ENTRANCE HALL. A spacious entrance hall with double size airing cupboard housing the hot water cylinder, and Loft access hatch.

LIVING ROOM. 16' 10" x 12' 4" (5.13m x 3.76m) A dual aspect room with super outlook through the sun lounge towards Brunel's viaduct and the sea beyond and open aspect to the front. Tiled fire surround with inset gas living flame fire and display shelving to both sides.

SUN LOUNGE. 14' 3" x 9' 2" (4.34m x 2.79m) Dual aspect room with beautiful and open views enjoyed from this comfortable sun lounge. The views as mentioned look through the Brunel steam railway viaduct to the sea beyond and over the surrounding area. Fitted cupboards to one wall with shelving.

KITCHEN. 10' 10" x 9' 0" (3.30m x 2.74m) Fitted with a range of white faced wall and base cupboards with wood effect trim, display shelving and worktops with inset one and a quarter sink and mixer tap. Built in electric oven and four burner gas hob with cooker hood over. Spaces for dishwasher, fridge and freezer. Tiled surrounds. Double glazed window and half glazed door to the porch at side.

DINING ROOM. 10' 10" x 9' 6" (3.30m x 2.89m) Double glazed window to rear. Serving hatch to kitchen.

BEDROOM 1. 13' 10" x 15' 4" (4.21m x 4.67m) Double glazed window enjoying the views. Built in wardrobes.

BEDROOM 2. 13' 11" x 11' 8" (4.24m x 3.55m) Double glazed window to front. Fitted vanity cupboard with inset sink and mirror with lighting over. Built in wardrobes and dressing table. Door to:

EN SUITE. Comprising shower enclosure with Mira shower and Bi-Folding door. Close coupled W.C. Extractor fan. Double glazed window.

BATHROOM/W.C. Comprising white suite of panelled bath with mixer tap and shower attachment, low level W.C. and Bidet. Vanity cupboard with inset washbasin, light and mirror over. Double glazed window.

OUTSIDE

FRONT
Double width parking on the front driveway leading to:

GARAGE 1. 17' 0" x 9' 11" (5.18m x 3.02m)
Electrically operated roller door to front. Gas and electric meters. Access door to under house storage area with light and Worcester boiler.
To the rear of this garage is a **UTILITY AREA** with Belfast sink and space/plumbing for washing machine along with further space for white goods.
GARDENERS W.C.
There is cut through access from this garage to the adjoining one.

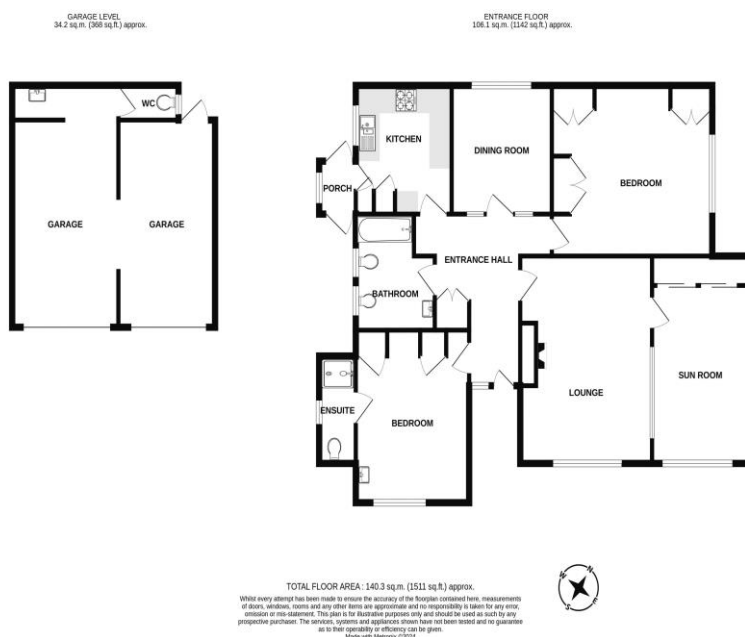
GARAGE 2 16' 7" x 9' 2" (5.05m x 2.79m) Double glazed window to side with a view! Door to rear garden.

SURROUNDING GARDENS. Good size surrounding gardens which are landscaped and gently terraced for ease of maintenance and have various inset shrubs and specimen trees. Seating areas enjoying the open vista and outlook to the viaduct and sea beyond.

COUNCIL TAX BAND: E

ENERGY RATING: tbc

BROADBAND AND MOBILE. The Ofcom website indicates there is standard and superfast broadband available. Please check your mobile provider for mobile 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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