

## Broadsands Court, Broadsands, Paignton, TQ4 6LD



A two bedroom **TOWN HOUSE** perfectly located on the level at sought after Broadsands, just a short walk away from local shops at Churston Broadway which include a convenience store with sub post office, pharmacy and library. A regular bus service runs to Brixham and Paignton town centres from Dartmouth Road. Broadsands Beach and the picturesque coastal footpath are within easy reach at the bottom of Broadsands Road!

This 1960's town house which has accommodation arranged over three floors, now requires some refurbishment and modernisation. There are communal gardens surrounding and some **sea and coastal views** are enjoyed from the rear elevation. The ground floor offers, entrance hall, integral single garage and useful garden room to the rear, which could be changed in to a further bedroom or office space. The first floor has a good size lounge/dining room, fitted kitchen and cloaks/w.c. On the second floor there are two bedrooms and shower room/w.c. Internal viewing is advised. **NO ONWARD CHAIN.**

### £220,000 Leasehold

## GROUND FLOOR.

### ENTRANCE HALL.

With double glazed entrance door. Stairs to the first floor.  
Door to:

### INNER HALLWAY.

Door to integral garage. Utility space for washing machine and tumble dryer. Door to:

**GARAGE. 18' 1" x 7' 5" (5.51m x 2.26m)** Electrically operated up and over door to front. Light and power points.

**GARDEN ROOM. 9' 6" x 10' 10" (2.89m x 3.30m)**

Double glazed sliding door to the garden. Door to large walk-in cupboard housing 'Glo Worm' boiler. Shelving and rails.

## FIRST FLOOR.

**LOUNGE/DINING ROOM ('L' SHAPED). 11' 10" x 13' 11" (3.60m x 4.24m) + 6' 0" x 7' 9" (1.83m x 2.36m)**

A double aspect room with the rear window having some sea and coastal views. Serving hatch to kitchen.

**KITCHEN. 9' 8" x 7' 8" (2.94m x 2.34m)**

Fitted with a range of wall and base cupboards and drawers. Roll edge working surfaces with inset stainless steel sink and drainer. Space for Fridge/Freezer. Window to front.

**CLOAKS/W.C.** Low level W.C. and vanity cupboard with inset washbasin. Window to front.

## SECOND FLOOR.

Landing with linen cupboard. Doors to:

**BEDROOM 1. 11' 11" + depth of wardrobes x 14' 0" (3.63m x 4.26m)**

A dual aspect room with sea and coastal views to rear. Built in triple width wardrobes, fitted drawers and dressing table.

**BEDROOM 2. 13' 7" x 7' 1" (4.14m x 2.16m) reducing.**

Window to front having a pleasant open outlook towards Hillhead. Built in double wardrobe.

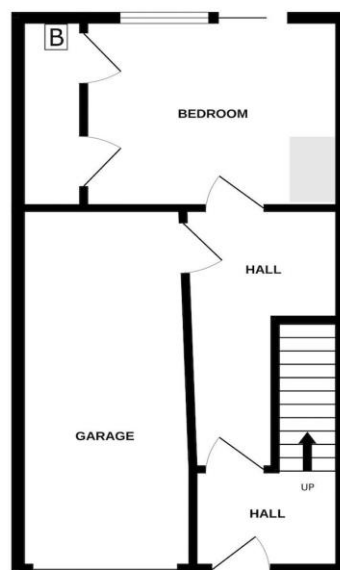
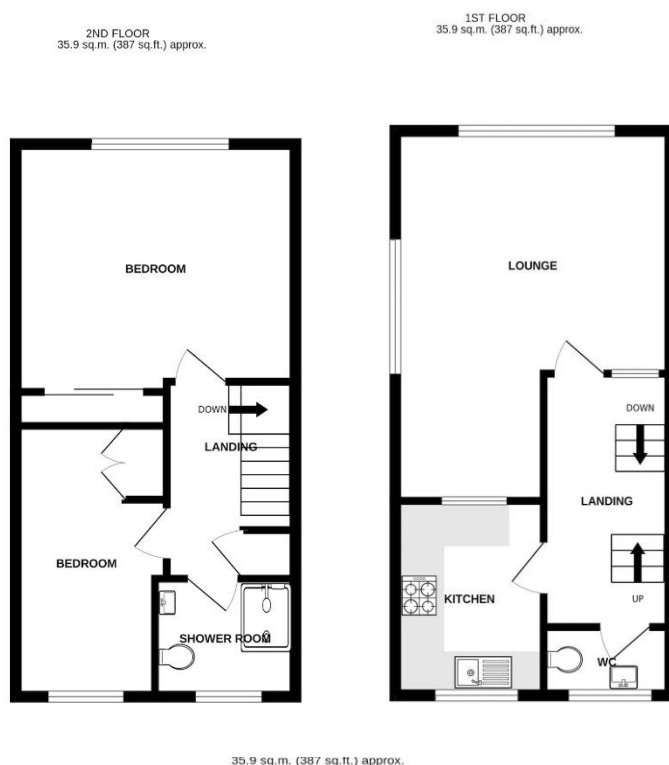
**SHOWER ROOM/W.C.** Comprising walk in shower with fitted 'Mira' independent electric shower. Low level W.C. and white vanity cupbaord with inset washbasin. Tiled surrounds. Window.

**OUTSIDE.** Communal gardens surround Broadsands Court which are maintained as part of the service charge.

**LEASE DETAILS.** 999 year lease granted in 1962. Each Leaseholder owns 1/20th share of the Freehold. We are informed the current maintenance charge is approximately £575 per annum. This includes buildings insurance and garden maintenance. Accountancy fees etc. Management is Broadsands Court Management Co. overseen by Crown Property Management Torquay.

## COUNCIL TAX BAND: B EPC RATING: D

**NOTE** All mains services are connected to the property. The Ofcom website indicated that standard and superfast broadband are available. Please check with 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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