

**ENTRANCE PORCH.** Large double glazed entrance porch enjoying super open views across Brunels Viaduct from where the Dartmouth Steam railway and steam train crosses to the sea beyond. Inner door to:

**ENTRANCE HALL.** A light and airy 'L' shaped entrance hall. Cupboard housing Worcester boiler. Further storage cupboard with gas and electric meters. Large fitted mirror. Doors to:

**LOUNGE.** 18' 4" x 12' 1" (5.58m x 3.68m) A good size living room with double glazed bay window to front again with views across to the sea beyond. Two further double glazed windows to side. Two radiators.

**KITCHEN/DINING ROOM.** 18' 8" x 9' 10" (5.69m x 2.99m) increasing 17' 3" (5.25m) A super space with ample room for family table and chairs. Lantern roof feature and dual aspect double glazed windows and door to the garden and patio area. The new kitchen comprises: Range of cream faced wall and base cupboards and breakfast bar, wood effect working surfaces with inset one and a quarter bowl composite sink and drainer. Integral dishwasher and space for american style fridge/freezer. 'Flavel' electric range style cooker with matching cooker hood over. Tiled surrounds. Staircase to the first floor. Door to:

**UTILITY ROOM.** 7' 8" x 8' 3" (2.34m x 2.51m)

Conservatory style Utility. Fitted cupboards and worktop with inset sink and drainer. Plumbing/ Space for washing machine. Fitted shelf. Tiled floor. Double glazed windows and door to rear patio and garden.

**GROUND FLOOR BEDROOM 3.** 11' 0" x 11' 10" (3.35m x 3.60m)  
Double glazed window to front with fabulous views as mentioned. Radiator.

**GROUND FLOOR BEDROOM 4.** 12' 0" x 13' 0" (3.65m x 3.96m)  
Double glazed window to rear. Radiator.

**GROUND FLOOR BATHROOM/W.C.**

Comprising corner shower unit with fitted mains shower. Two drawer vanity cupboard with inset washbasin. Panelled bath with mixer tap. Low level W.C. Attractive flooring and tiled surrounds. Extractor fan Obscured double glazed window.

**FIRST FLOOR.** Landing with access to under eaves storage space.

**BATHROOM/W.C.** White suite of panelled bath with central mixer tap and shower attachment. Low level W.C. Two drawer vanity unit with inset washbasin and mixer tap. Tiled surrounds. Heated towel rail.



**BEDROOM 2.** 14' 6" x 12' 0" (4.42m x 3.65m) max.

Double glazed window to rear overlooking the rear garden. Radiator. Built in wardrobes to one wall with fitted shelves and rails.

**BEDROOM 1.** 13' 10" x 11' 9" (4.21m x 3.58m) max.

Wide double glazed window to front with beautiful views across the viaduct to the sea beyond. Radiator. Large walk in cupboard/wardrobe space. Door to:

**EN SUITE SHOWER ROOM/W.C.**

Comprising: Walk in shower enclosure with Triton independent electric shower. Close coupled W.C. Two drawer vanity unit with inset washbasin and mixer tap. Heated towel rail.

**OUTSIDE.** Brick paved driveway leading to the garage and further parking bay to front. Rear access path to side. Paved steps to front entrance. Various shrubs and raised flowerbed.

**GARAGE.** 16' 3" x 7' 3" (4.95m x 2.21m) Up and over door to front. Light and power points.

**REAR GARDEN.** A good size, Indian Sandstone Patio flanks the property and leads around to the side providing lots of seating areas, the side area having a view towards the sea. The rear garden is elevated and provides a variety of interesting plants and shrubs and seating spots, the garden has been beautifully planted and is well stocked. There are also three vegetable beds. At the top of the garden the wide views are fabulous looking right over the viaduct and farmland to the sea and Brixham beyond. Garden Shed.

**COUNCIL TAX BAND: D**

**ENERGY RATING: D**

**NOTE:** The property is connected to all mains services. The Ofcom website indicates that standard and super fast broadband are available. Please check with your mobile provider about mobile coverage in the area.

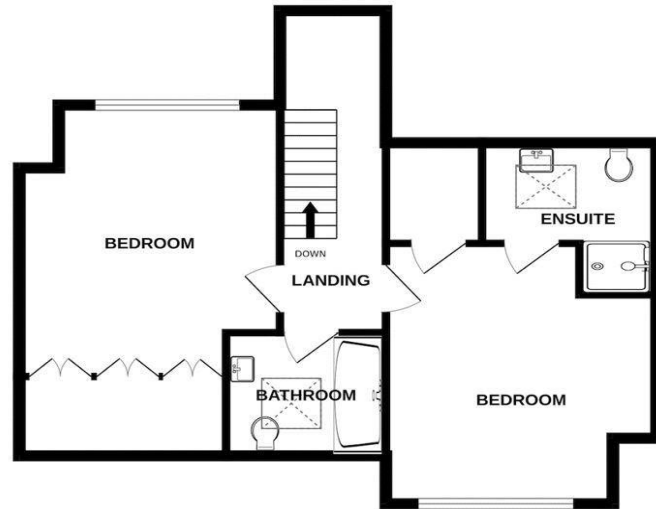


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

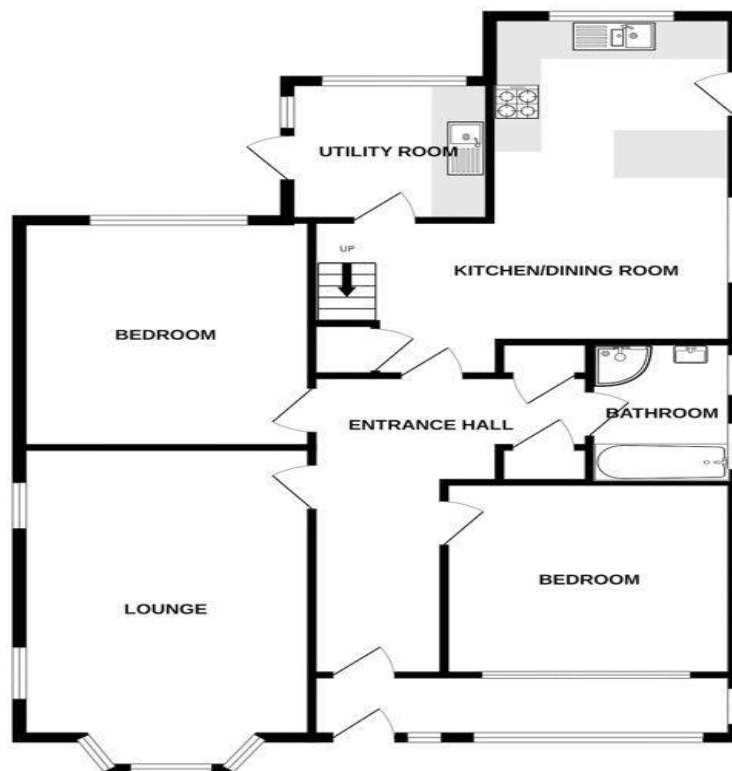
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1ST FLOOR  
52.3 sq.m. (563 sq.ft.) approx.



GROUND FLOOR  
99.1 sq.m. (1067 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

**Broadsands Avenue, Broadsands, Paignton, TQ4 6JN**



A four bedroom, three bathroom **DETACHED CHALET BUNGALOW**, which has undergone a programme of refurbishment and improvements, now offering a most comfortable and super home, enjoying beautiful **SEA VIEWS** across the steam train Viaduct from the front elevation and garden. Accommodation has much flexibility and space, having a spacious entrance hall, bay fronted lounge, large kitchen/dining room with utility room off and two ground floor double bedrooms and bathroom/w.c. On the first floor are family bathroom/w.c. and two large bedrooms one having en suite shower room/w.c. and super sea views! The rear garden is elevated and well planted with various seating areas a gorgeous sea view is enjoyed from the top. Driveway parking and single garage are at the front of the property. **NO CHAIN**. Viewing advised. Broadsands Avenue is located just a short stroll away from Broadsands Beach and the picturesque coastal footpath. There is access to local shopping facilities and a regular bus service to Paignton and Brixham town centres via a footpath at the end of the Avenue.

**£595,000 Freehold**