

Lower Fowden, Broadsands, Paignton, TQ4 6HR



Enjoying panoramic sea and coastal views this **FOUR BEDROOM DETACHED CHALET STYLE BUNGALOW** offers modern living just minutes from the beach. Lower Fowden is within easy walking distance of the local Broadsands Beach with the local shops located just up the road at Churston Broadway. The property has been positioned to maximise the views over the rooftops and out to sea. The lounge is located to the front enjoying the outlook and also features a log burning stove. There is a kitchen with high quality integrated appliances, as well as separate dining room opening into the glorious conservatory with views into the back garden. There are also two spacious bedrooms and a bathroom on the ground floor, whilst a further two bedrooms can be found on the first floor, one benefiting from an en-suite. To the front is a large blocked paved driveway with access to the garage. The rear is a beautifully landscaped garden with a range of mature shrubs, central lawn. At the top of the garden is a summer house located on a raised decking / patio area, ideally positioned to enjoy the views. Internal viewing is highly recommended to see the stunning views on offer.

£595,000 Freehold

ENTRANCE HALL

Upvc front door. Radiator. Under stairs cupboard. Storage cupboard. Airing cupboard.

LOUNGE 16' 5" x 12' 10" narrowing to 11'0 (5.00m x 3.91m) Double aspect room with picture window to front enjoying stunning open and sea views. Log burning stove. Radiator.

KITCHEN 11' 10" x 8' 10" (3.60m x 2.69m)

Cream wall and base units with solid wood worktops and tiled splash backs. One and a quarter bowl stainless steel sink with drainer. Smeg four ring gas hob. AEG double oven and grill. Integrated Bosch slim line dish washer. Space for washing machine. Space for fridge freezer. Door to back garden. Radiator.

BATHROOM

Jacuzzi style bath with shower over in tiled surround. Large wood effect vanity unit, granite effect worktop with inset basin and concealed cistern W.C. Radiator.

DINING ROOM 19' 8" x 11' 8" (6m x 3.55m)

Radiator. Open to:

CONSERVATORY 15' 0" x 9' 3" (4.57m x 2.82m)

Sliding doors to rear garden. Radiator. Glass roof.

BEDROOM 11' 11" x 8' 10" (3.63m x 2.69m)

Window to rear. Radiator.

BEDROOM 12' 10" x 10' 10" (3.91m x 3.30m)

Window to front with open and sea views. Radiator.

FIRST FLOOR - LANDING

BEDROOM 13' 2" x 11' 6" narrowing to 8'8" (4.01m x 3.50m)

Dormer window to rear. Velux window to front with open and sea views. Hidden door to loft area housing boiler.

BEDROOM 13' 3" x 10' 6" (4.04m x 3.20m)

Dormer window to rear. Velux window to front enjoying open and sea views. Door to:

EN-SUITE

Corner shower cubicle. Corner W.C. Wall mounted basin. Heated towel rail.

OUTSIDE

FRONT GARDEN

Large block paved driveway. Ornate inset gravel. Gated access to back garden.

GARAGE 16' 0" x 7' 10" (4.87m x 2.39m) + additional

storage area. Up and over door. Power and lighting.

Pedestrian door and window to rear.

BACK GARDEN

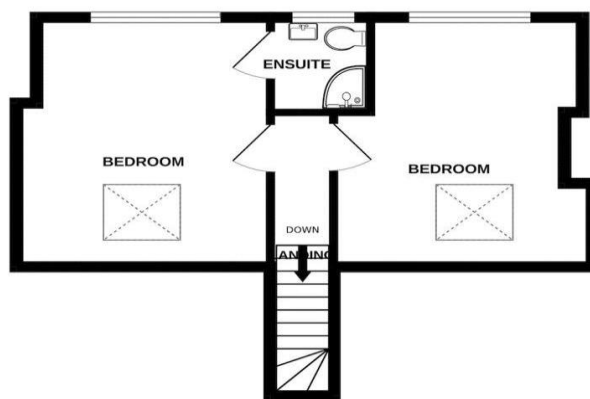
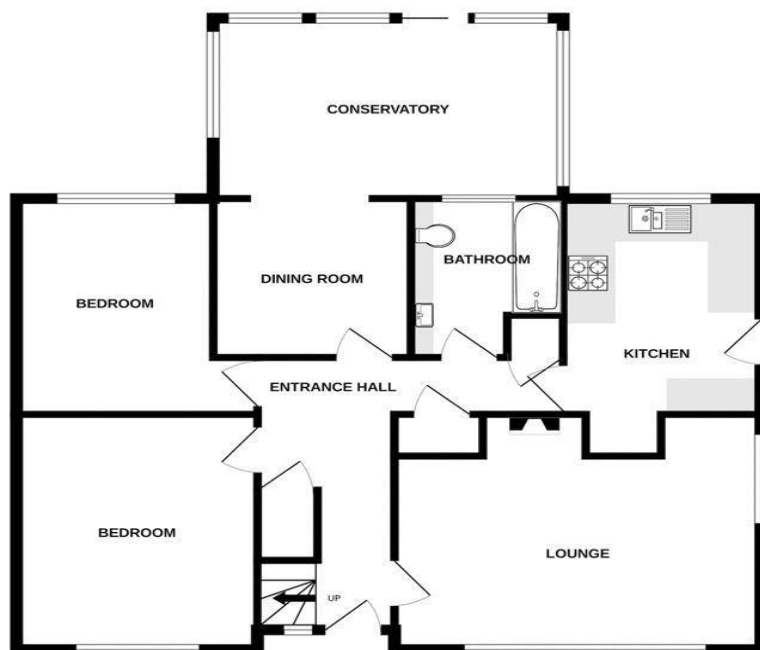
Patio area adjacent to property. Gated access to front. Steps lead up to a beautifully landscaped garden with lawn to one side and mature shrubs to the other. Central path meanders up the garden past raised vegetable plots and up to a raised deck / patio area with summer house. This area really makes the most of the views, creating a perfect al-fresco dining area. Gated access leads you up into the woods behind. This property owns roughly a 15m section of this woodland.

ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES

The Ofcom website indicates broadband and mobile reception is available at this property. Gas, electric, water are all on mains supply, with mains drainage connection.



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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