

**ENTRANCE HALL.**

Double glazed window. Radiator. Under stairs cupboard. Doors to:

**LOUNGE. 14' 8" x 12' 5" (4.47m x 3.78m)**

A double aspect lounge with sea peeps. Two radiators. Tiled fireplace. Sliding door to...

**DINING ROOM. 14' 6" x 9' 9" (4.42m x 2.97m) max**

Dual aspect room again with sea peeps. Radiator. Archway to:

**KITCHEN. 11' 4" x 9' 9" (3.45m x 2.97m)**

Fitted kitchen with a good range of white faced wall and base cupboards, roll edge working surfaces with one and a quarter bowl ceramic sink and drainer. Built in electric oven with four burner gas hob and cooker hood over. Space/plumbing for washing machine and space for further white goods. Wall mounted 'Potterton' boiler. Double glazed window and door to:

**GARDEN ROOM. 10' 5" x 8' 6" (3.17m x 2.59m)**

Patio door to front. Storage cupboard. Radiator. Door to the rear garden.

**CLOAKS/W.C.** with low level w.c. and corner wall mounted hand basin.

**FIRST FLOOR****BEDROOM 1. 13' 7" x 9' 8" (4.14m x 2.94m)**

Dual aspect double bedroom. Two radiators. Built in cupboard. Original tiled fireplace.

**BEDROOM 2. 13' 2" x 8' 11" (4.01m x 2.72m)**

Dual aspect double bedroom with some sea and coastal views. Two radiators. Original tiled fireplace. Built in cupboard/wardrobe. Door to: **BALCONY**-The balcony enjoys the sea and coastal views.

**BEDROOM 3. 12' 5" x 9' 8" (3.78m x 2.94m) max.**

Dual aspect double bedroom again enjoying super views across the sea towards Brixham Breakwater. Radiator. Built in wardrobe/cupboard.

**FAMILY BATHROOM/W.C.**

Comprising corner bath, shower enclosure with bi-folding entry door. Pedestal wash basin and low level w.c. Tiled walls and flooring. Heated towel rail.

**OUTSIDE.**

Five bar gate opening to long driveway leading to:

**DETACHED GARAGE.****ADDITIONAL SINGLE GARAGE.**

An additional single garage located in a block at the bottom of North Rocks Road is included in the sale if required.

**GARDENS.**

Large front garden with lawn and rockery. Two inset palm trees. To the rear there is a patio seating area and lawn with inset shrubs and specimen tree.

**PLANS FOR EXTENSION**

The house has had planning approved for a two storey extension to the side as per the planning number below. Torbay Council planning application ref: **P/2006/1871**

**COUNCIL TAX BAND: E****ENERGY RATING: E**

**NOTE.** The property is connected to mains services. The Ofcom website indicates that standard and superfast broadband is available. Please check with your mobile provider for mobile coverage.

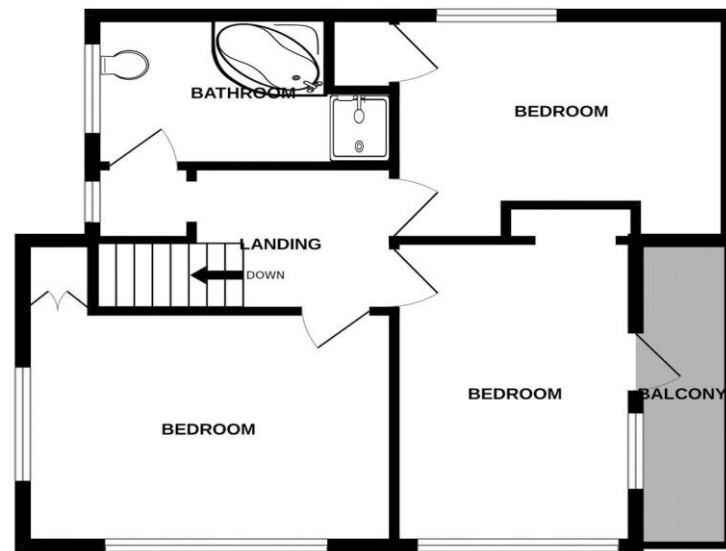


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

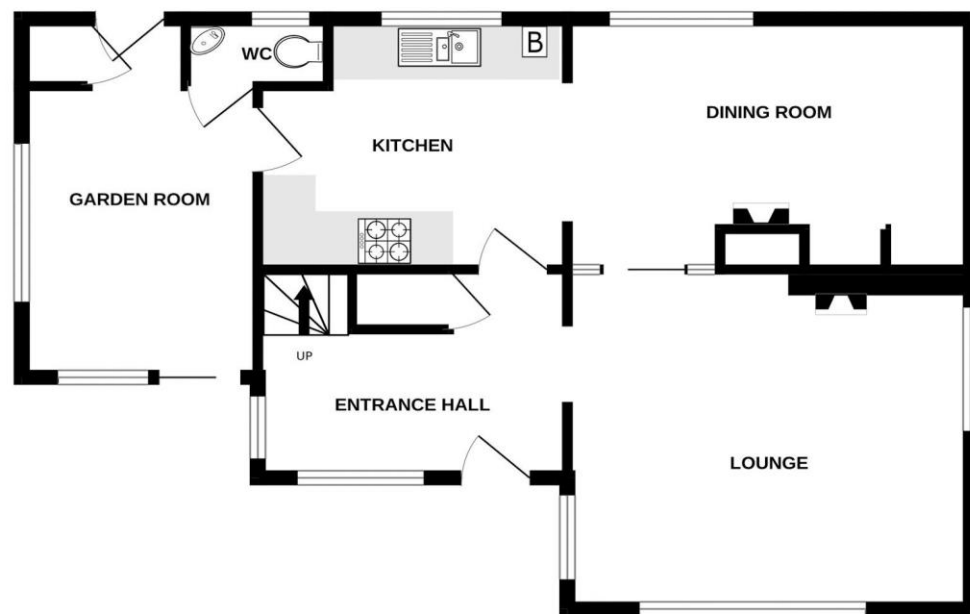
Ref C0005550 Written by: R.C



1ST FLOOR  
49.4 sq.m. (531 sq.ft.) approx.



GROUND FLOOR  
61.0 sq.m. (657 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

## North Rocks Road, Broadsands, Paignton, TQ4 6LF



A fabulous, three bedroom **DETACHED HOUSE**, which is one of the rare, seven original houses which formed part of the local Broadsands development, designed in the 1930's by the acclaimed, swiss born, American modernist architect William Lescaze. This very striking home stands in sought after North Rocks Road which is a quiet no through road, yet has easy access to Broadsands Beach and the picturesque coastal footpath.

The local shopping parade with pharmacy, convenience store and sub post office is a few minutes walk away at Churston Broadway where there is also a library and regular bus service in to Paignton and Brixham town centres.

This light and bright property benefits from **sea and coastal views** and some super original features, has been refreshed in recent times and has been re carpeted throughout, it offers a most comfortable home.

The well proportioned house with mostly double aspect rooms briefly comprises: Living room with sliding door opening to the good size dining room, fitted kitchen which leads to a garden room with ground floor w.c. On the first floor are three double bedrooms and family bathroom/w.c.

Outside provides surrounding gardens, long driveway which leads to a detached single garage. A further single garage located in a block at the bottom of north rocks road is also included in the sale. Planning permission for ground floor and first floor extension was passed in 2007 to make the house larger, into a five bedroom/four reception property should a purchaser require more space. Planning ref: **P/2006/1871**

Internal viewing is highly recommended to appreciate this lovely home.

**£595,000 Freehold**