

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



A 2/3 bedroom **TOWN HOUSE** located in a private development, standing in communal gardens, enjoying sea and coastal views from the rear elevation.

Accommodation which is arranged over three floors offers integral garage and 3rd bedroom/office on the ground floor, the first floor has a good size lounge/dining room with **BALCONY** off enjoying those fabulous views, along with secondary w.c. and fitted kitchen. The principal and second bedroom are positioned on the second floor with a modern wet room/w.c. Gas fired central heating is installed along with double glazing. Internal viewing is recommended. **NO CHAIN.**

Broadsands Court is ideally situated, 'on the level' just a short walk away from the shopping facilities and Library at Churston Broadway which include a pharmacy, convenience store and sub post office. A regular bus service also runs along Dartmouth Road into Brixham and Paignton town centres. Broadsands Beach and the picturesque coastal footpath are also within easy reach at the bottom of Broadsands Road.

### £272,000 Leasehold

**GROUND FLOOR.** Double glazed entrance door. Radiator. Staircase to the first floor. Door to inner hallway with access to the garage (see later), cloaks recess and shelved storage cupboard. Door to:

**GROUND FLOOR BEDROOM/OFFICE. 9' 5" x 13' 11" (2.87m x 4.24m)** Fitted double wardrobe. Radiator. Double glazed windows and door giving access to outdoor space and communal gardens.

**FIRST FLOOR.** Landing with radiator. Doors to:

**KITCHEN. 9' 7" x 7' 11" (2.92m x 2.41m)**

Fitted with a good range of beech effect wall and base cupboards, complimentary worktops and inset stainless steel sink and drainer with mixer tap over. Built in electric oven, microwave and four burner gas hob with cooker hood over. Space/plumbing for washing machine. Recess for fridge. Wall mounted 'Ideal' boiler. Serving hatch to lounge/dining room. Double glazed window to front.

**LOUNGE/DINING ROOM (L-SHAPED). 11' 9" x 13' 11" (3.58m x 4.24m) + 6' 1" x 7' 11" (1.85m x 2.41m)**

A good size lounge/dining room with radiator and double glazed patio door opening to a BALCONY enjoying super sea and coastal views.

**FIRST FLOOR W.C.** Close coupled w.c. and hand basin. Fitted shelving. Double glazed window.

**SECOND FLOOR.** Landing with cupboard housing hot water cylinder. Doors to:

**BEDROOM 1. 11' 10" + recess x 13' 11" (3.60m x 4.24m)**

Wide wardrobe recess with fitted rails and shelving. Radiator. Fitted wardrobes and dressing table to one wall. Wide double glazed window enjoying those super views of the sea and coastline.

**BEDROOM 2. 14' 1" x 6' 11" (4.29m x 2.11m) max.**

Double glazed window to front. Radiator. Built in double wardrobe and additional fitted wardrobe and shelving.

**WET ROOM/W.C.** Comprising walk in shower with glazed screen to side, 'Mira' independent electric shower and close coupled W.C. Pedestal wash basin. Tiled surrounds. shaver point. Medicine cupboards. Double glazed window.

**INTEGRAL GARAGE. 19' 1" x 7' 10" (5.81m x 2.39m)**

Electric roller door to front. Light ad power. Various shelving.

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

**LEASE DETAILS.** 999 year lease created in 1962. Each Leaseholder owns 1/20th share of the Freehold. We are informed that 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 ENERGY RATING: D

**NOTE:** All mains services are connected. The Ofcom website indicates 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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