

**GROUND FLOOR.** Composite entrance door to:

**ENTRANCE HALL.** Parquet flooring. Staircase to the first floor with understairs cupboard. Radiator.

**CLOAKROOM/W.C.** White low level W.C. Vanity unit with inset hand basin and mixer tap over. Heated towel rail. Double glazed window.

**LIVING ROOM.** 18' 1" x 11' 9" (5.51m x 3.58m)

A dual aspect room with double glazed window to front and glazed door and windows to rear lobby. Radiator. Open grate fireplace with wooden mantel over.

**SECOND RECEPTION/ DINING ROOM.** 15' 2" max x 10' 4" + recess. (4.62m x 3.15m)

Dual aspect with double glazed bay window to side. Parquet flooring continuing.

**FAMILY ROOM/DINING/SNUG.** 23' 8" x 10' 5" (7.21m x 3.17m)

**max.** A perfect family room currently set up with large dining area and cosy snug seating area. Bi-folding doors at the side open to a large garden terrace and the garden beyond, two further double glazed windows to front and side aspect.

**KITCHEN/BREAKFAST ROOM.** 20' 2" x 9' 3" (6.14m x 2.82m)

A generous modern kitchen with excellent range of fitted wall and base cupboards. White quartz working surfaces and breakfast bar area. One and a half bowl under mounted stainless steel sinks with mixer tap over. Built in electric double oven/grill with induction hob and cooker hood to side. Integral freezer, dishwasher and bin. Space for american fridge/freezer. Feature gas fired AGA. Double glazed window overlooking the garden. Part glazed door to:

**REAR LOBBY.**

Double glazed sliding patio door to the rear garden. Doors to garage and utility.

**UTILITY ROOM.** 11' 0" x 4' 11" (3.35m x 1.50m)

Fitted cupboards, worktop and stainless steel sink unit. Spaces for washing machine and tumble dryer. Double glazed weather.

**FIRST FLOOR.**

**BEDROOM 1.** 18' 2" x 11' 8" (5.53m x 3.55m) **max.**

Double glazed window to front. Built in double wardrobe. Recess for further wardrobes. Radiator. Door to:



**EN SUITE SHOWER ROOM/W.C.** Comprising double size walk in shower with flush mounted controls, over head shower and hand held attachment. Bidet and low level W.C. Half pedestal washbasin with display shelf to side and mirrored cupboard over. Tiled surrounds and flooring. Double glazed window.

**BEDROOM 2.** 11' 11" x 11' 11" (3.63m x 3.63m) A Dual aspect double bedroom. Radiator.

**BEDROOM 3.** 10' 11" x 10' 11" + recess (3.32m x 3.32m) A double room with double glazed window to side. Radiator.

**BEDROOM 4.** 11' 8" x 10' 3" (3.55m x 3.12m) A double room with dual aspect windows. French doors open to a small balcony enjoying sea peeps. Radiator.

**BEDROOM 5.** 8' 8" x 8' 0" (2.64m x 2.44m) Double glazed window to front. Radiator. Built in cupboard and drawers.

**FAMILY BATHROOM/W.C.** Comprising walk in shower. Shaped bath. Low level W.C. Twin sinks with wide mirrored cupboard and lighting over. Tiled flooring and surrounds. Double glazed window. Heated towel rail.

**OUTSIDE.** To the front of the house there is a lawn with hedge boundary and gate to the side and rear gardens. A beautiful wisteria adorns the front elevation of the house Driveway to front with parking for two vehicles leading to:

**ATTACHED GARAGE.** 19' 0" x 13' 0" reducing. (5.79m x 3.96m)

Up and over door to front. Personal door to the rear lobby. Worcester boiler and pressurised hot water cylinder. Light and power points.

**GARDENS.** An extensive garden which is mainly laid to lawn to the rear with a large kitchen garden area at the bottom boundary. There is a shrubbery area to side with trees and inset shrubs. To the side of the house a large paved terrace has been created for Al Fresco dining and entertaining. A covered seating area is adjacent to the house with a HOT TUB.

**COUNCIL TAX BAND: F ENERGY RATING: D**

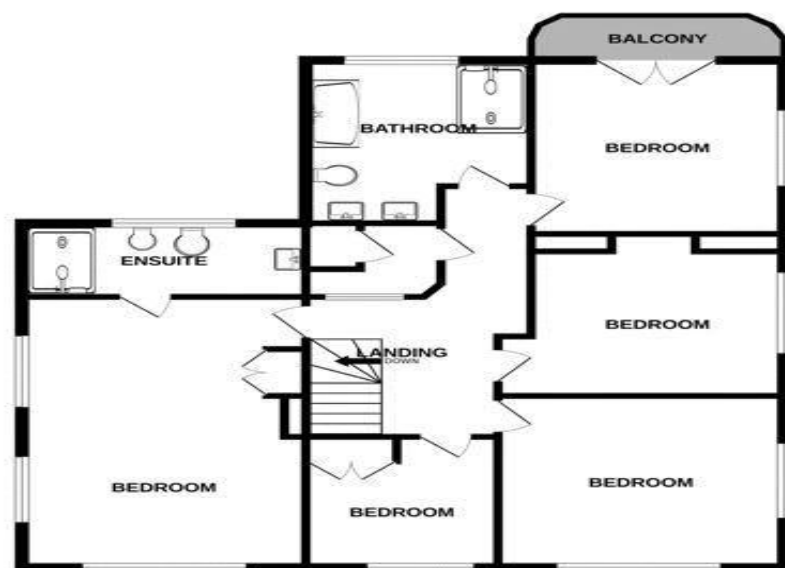
**NOTE:** The property is connected to all mains services. The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage.



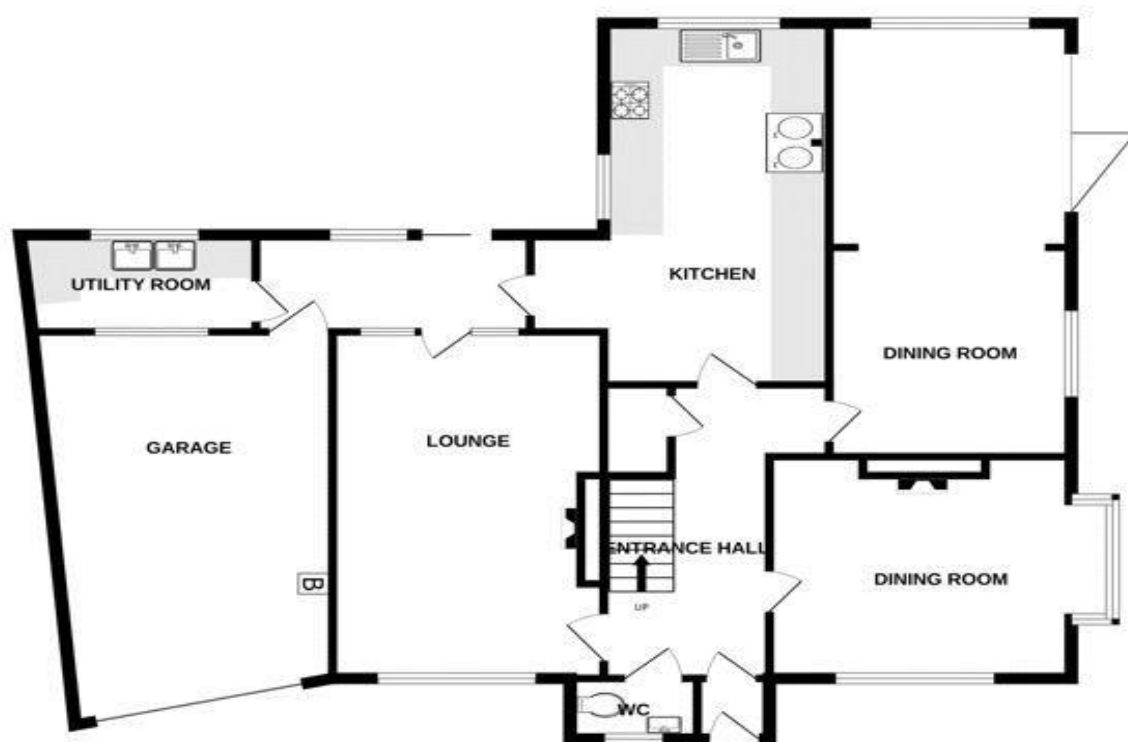
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

Ref C0005578 Written by: R.C

1ST FLOOR  
88.3 sq.m. (950 sq.ft.) approx.



GROUND FLOOR  
119.3 sq.m. (1284 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

## Tor Close, Broadsands, Paignton, TQ4 6LB



This super **FIVE BEDROOM DETACHED HOUSE**, located in the sought-after Broadsands area, offers a perfect blend of elegance and functionality ideal for large families. Spanning an impressive 207 sq. meters, this freehold property features a spacious family room with bi-folding doors that lead to a large garden terrace equipped with a hot tub—perfect for entertaining guests and enjoying outdoor leisure, good size living room and further bay windowed reception room. In the heart of the home, the superb modern kitchen is a chef's dream, featuring a breakfast bar, gas-fired AGA, and sleek quartz countertops, there is also a built in electric double oven/grill. A rear lobby and Utility Room offer ample space for further white goods and storage. On the first floor the master bedroom comes with a luxurious ensuite, while the additional four bedrooms offer ample space and comfort serviced by a luxury family bathroom. Internal viewing is highly recommended. This property benefits from proximity to excellent local amenities. Highly rated primary and grammar schools are within easy reach. For daily conveniences, you'll find a variety of shops and essential services all within a short distance. Broadsands Beach and the coastal footpath is just down the bottom of Broadsands Road.

**£685,950 Freehold**