



76 Blue Waters Drive, Paignton, Breadsands, TQ4 6JF

Eric Lloyd
&Co.

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A fabulous Bungalow with separate one bedroom Annexe, situated on a highly sought after area of Broadsands.

An exceptionally well appointed, three bedroom, **EXTENDED DETACHED BUNGALOW** with the benefit of a separate **DETACHED** one bedroom **ANNEXE** located in the sought after Blue Waters Drive at Broadsands.

The headland, just a short stroll away has direct access onto the coastal footpath with stunning views of the bay and Dartmouth steam railway line. Local shops and bus service are also close-by along with Broadsands Beach and Elberry Cove.

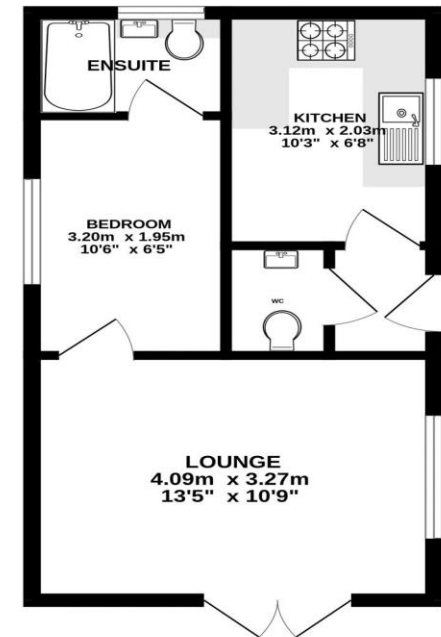
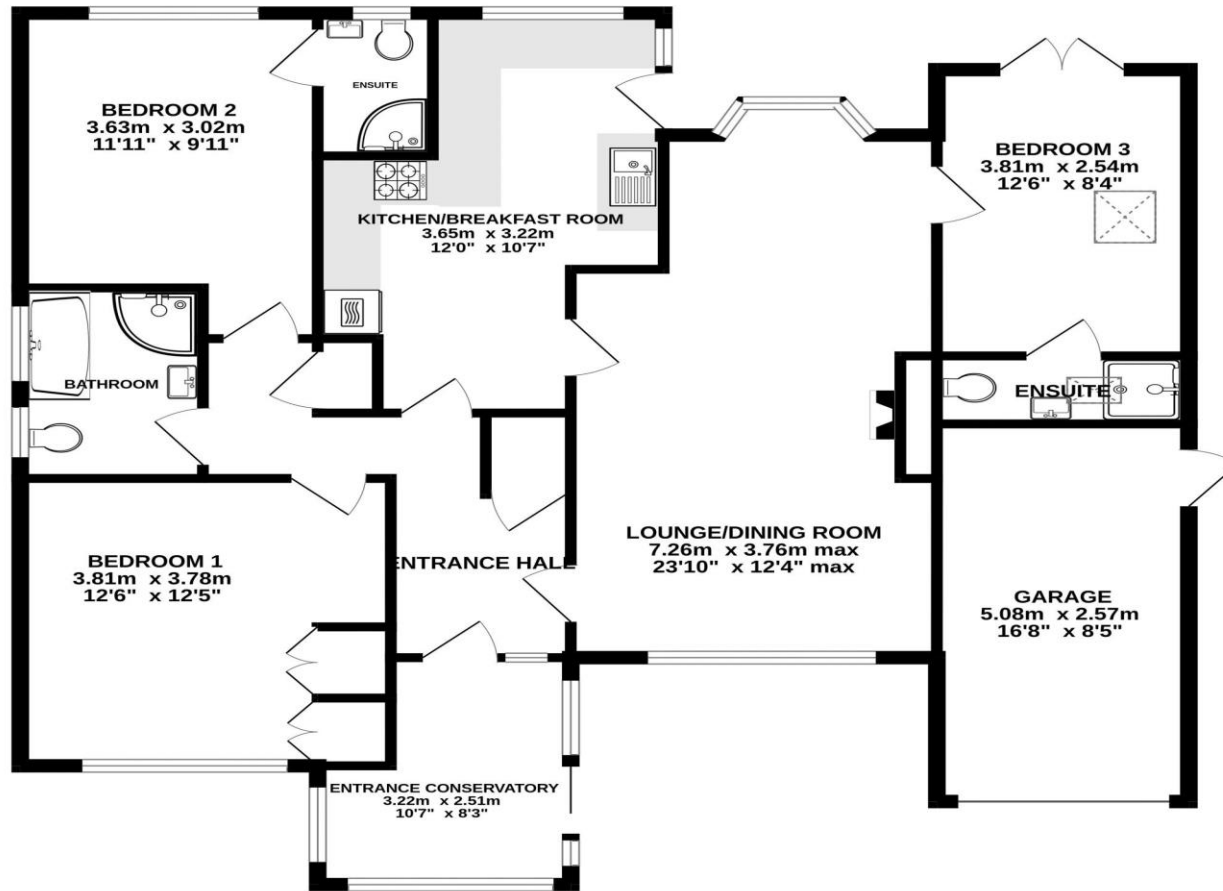


This super, sunny property enjoys some views from the large rear garden across to Berry Head and Brixham Breakwater and offers flexible, light, sunny and airy accommodation briefly comprising lounge/dining room good size kitchen/breakfast room, family bathroom and three double bedrooms two of which have en suite shower rooms. There is also potential to use the loft room space as further accommodation subject to relevant permissions. There is also ample parking to the front along with an attached garage.

The surrounding gardens are as mentioned near level, well stocked and interesting. To the rear is a modern one bedroom, well insulated, light and bright **DETACHED ONE BEDROOM ANNEXE** which provides additional living space for a family member or dependent relative. The annexe is subject to restrictions and cannot be used for sub letting or running a business from. It has a sitting room, kitchen, single bedroom and bathroom with separate w.c. Internal viewing is highly recommended.

ENTRANCE FLOOR
114.3 sq.m. (1230 sq.ft.) approx.

ANNEXE
32.4 sq.m. (348 sq.ft.) approx.

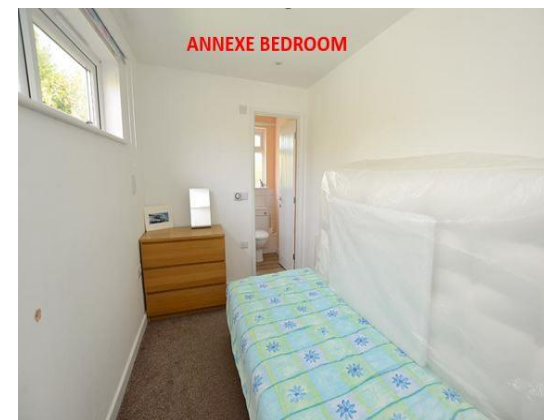


TOTAL FLOOR AREA : 146.7 sq.m. (1579 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property call Eric Lloyd & Co on **01803 844466**



COUNCIL TAX BAND: E ENERGY BRATING: D

The property is connected to all mains services. The Ofcom website indicated that standard, superfast and ultrafast broadband is available in the area. Please check with your mobile provider about mobile coverage.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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