

## Long Wools, Broadsands, Paignton, TQ4 6HU



What a spot! Backing on to farmland and enjoying some super sea and coastal views from the rear, this **DETACHED THREE BEDROOM BUNGALOW** is offered for sale with **NO ONWARD CHAIN**.

Whilst some modernisation is required, the bungalow is a clean and tidy home ready for a purchaser to put their own stamp on it. A lounge/dining room to the rear enjoys the distant views across the unusually large rear garden, there is a fitted kitchen and as mentioned three bedrooms and bathroom/w.c. Ample parking is by way of a long driveway and single garage to the side of the bungalow. Gas central heating is installed along with double glazing. Internal viewing is highly recommended.

Long wools is just a short stroll away from Broadsands Beach and the scenic coastal footpath, Brixham and Paignton town centres are approximately three miles distant. Local shopping facilities which include a convenience store with sub post office, pharmacy and local bus service are located at Churston Broadway at the top of the road.

### £495,000 Freehold

### ENTRANCE HALL.

Double glazed entrance door to side. Entrance hall with slim storage cupboard. Linen cupboard housing 'Ideal' combination boiler. Loft access hatch.

**CLOAKROOM/W.C.** Comprising low level W.C. & Vanity unit with inset washbasin. Double doors from hallway open to:

### LOUNGE/DINING ROOM (L Shaped). 21' 8" x 15' 5" (6.60m x 4.70m) reducing

Double glazed windows and sliding patio door to one wall, taking advantage of the gorgeous outlook over the rear garden to the sea, coastline and broadsands beach beyond. Fitted fire surround with inset gas fire. Two radiators. Glazed window and door to:

### KITCHEN. 12' 10" x 8' 10" (3.91m x 2.69m)

Range of fitted wall and base cupboards, roll edge working surfaces with inset acrylic one and a quarter bowl sink and drainer. Built in under counter oven with electric hob and cooker hood over. Spaces for white goods. Tiled surrounds. Double glazed window and door to side aspect. Door to hallway.

### BEDROOM 1. 12' 4" x 9' 10" (3.76m x 2.99m)

Double glazed window to front. Radiator. Fitted double wardrobe and dressing table.

### BEDROOM 2. 12' 4" x 9' 0" (3.76m x 2.74m)

Double glazed window to side. Fitted double wardrobe and dressing table. Radiator.

### BEDROOM 3 (L SHAPED). 9' 7" x 8' 11" (2.92m x 2.72m) max measurement -reducing

Double glazed window to front. Fitted double wardrobe. Radiator.

### BATHROOM/W.C.

Comprising suite of panelled bath, low level W.C. and pedestal wash basin. Tiled shower cubicle with fitted Mira shower. Radiator. Double glazed window. Tiled walls.

### OUTSIDE

#### FRONT.

Landscaped front garden with assorted inset shrubs. Pathway with gate to side. Long driveway providing ample parking leads to:

#### SINGLE GARAGE.

Up and over door to front.

### REAR GARDEN.

Large rear garden which backs on to farmland and benefits from a super outlook across Broadlands Beach to the coastline and sea beyond. The garden has a generous patio terrace adjacent to the bungalow and shallow steps lead down to a further seating area and level lawn. There are inset shrubs and heather's surrounding.

### COUNCIL TAX BAND: E

### ENERGY RATING: D

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