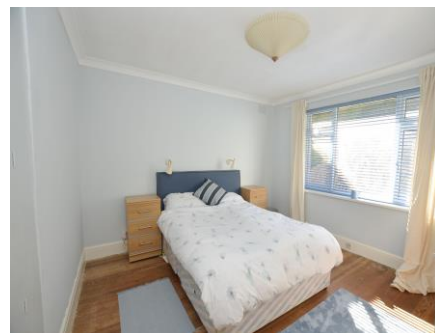


Broadsands Avenue, Broadsands, Paignton, TQ4 6JN



A great "project property" with huge potential, benefiting from a lovely outlook over the historic 'Brunel' steam railway line to the sea and Brixham's Breakwater beyond.

This elevated, **DETACHED, THREE BEDROOM BUNGALOW** now requires refurbishment throughout, but offers huge scope for a purchaser to create their dream home just a few minutes walk away from Broadsands Beach and the picturesque coastal footpath.

The well proportioned accommodation offers a generous sitting room with a bay window to the front enjoying those views! along with a fitted kitchen, dining room and three bedrooms, bathroom and separate w.c. An additional one or two bedrooms could be created in the large loft space if required, subject to the relevant permissions. Outside there are front and rear gardens, (the rear garden enjoys a superb wide view of the sea and coastline) driveway parking, garage and attached store. More parking could be added by making a bay to the front replacing part of the garden.

Internal viewing recommended **NO CHAIN**. Local shops at Churston Broadway and a regular bus service to Paignton and Brixham are accessed via a pathway at the top end of the avenue.

£375,000 Freehold

ENTRANCE PORCH.

Double glazed entrance door. Courtesy light.

ENTRANCE HALL.

Double storage cupboard. Radiator. Loft access hatch with a pull down ladder to large loft space which could subject to relevant planning permissions be converted to add additional bedrooms. The loft also houses the boiler.

SITTING ROOM. 17' 3" in to bay x 12' 0" (5.25m x 3.65m)

Double glazed bay window to front enjoying a super outlook over the historic 'Brunel' steam railway to the sea beyond. Tiled fireplace with open grate. Two double glazed windows to side. Radiator.

DINING ROOM. 11' 0" x 10' 11" (3.35m x 3.32m)

A good size dining room which could easily be opened up to the kitchen. Double glazed window to side. Radiator.

KITCHEN. 8' 10" x 10' 10" (2.69m x 3.30m)

Fitted with a range of fitted wall and base cupboards and working surfaces with inset one and a half bowl stainless steel sink and drainer. Built in electric oven/grill with four burner gas hob over. Integral fridge. Space/plumbing for washing machine. Two double glazed windows and door to side.

BEDROOM 1. 11' 11" x 12' 0" (3.63m x 3.65m)

Double glazed window to the rear. Built in double wardrobe. Radiator.

BEDROOM 2. 11' 11" x 9' 4" (3.63m x 2.84m)

Double glazed window to the front enjoying the super outlook towards the sea. Built in cupboards and double wardrobe

BEDROOM 3. 11' 11" x 6' 5" (3.63m x 1.95m)

Double glazed window to the side. Built in double wardrobe. Radiator.

BATHROOM.

Comprising cast iron bath with shower over. Vanity unit with inset washbasin. Tiled surrounds. Cupboard housing hot water cylinder. Radiator. Double glazed window.

SEPARATE W.C.

White low level W.C. and double glazed window.

OUTSIDE. To the front of the bungalow there is a lawn with surrounding flowerbeds, enclosed by a low level brick wall with a concrete pathway leading to the front entrance. Part of the front garden, subject to planning permissions, could be utilized as a parking bay for additional parking if required. Driveway to:

GARAGE. 15' 5" x 7' 5" (4.70m x 2.26m) approx.

Attached garden store

REAR GARDEN.

The rear garden is arranged in wide terraces with steps leading up. The views from here are beautiful, perfect for adding a summerhouse!

COUNCIL TAX BAND: D**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 about mobile coverage.

Floor Plan

**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.

Ref C0005602 Written by: R.C