

Brunel Road, Broadsands, Paignton, TQ4 6HP



Lovely sea and coastal views are enjoyed from this immaculately presented, **THREE BEDROOM BUNGALOW** which is situated in an enviable position just a few minutes walk away from the picturesque South Devon coastal footpath, Elberry Cove and Broadsands Beach.

This super light and bright property boasts a generous lounge with picture window enjoying the views, modern fitted kitchen with side lobby/breakfast room leading off, large shower room/w.c. with walk in shower, along with three bedrooms, the principal bedroom having an en suite shower room/w.c. Outside a smart resin driveway and in-out parking area has been created allowing ample off-road parking for 4-5 vehicles. The pretty rear garden enjoys a sunny aspect and good privacy along with some sea views.

Local shopping facilities at Churston Broadway which include a convenience store with sub post office & pharmacy are located at the top of Broadsands Road. A regular bus service runs along Dartmouth Road frequently to Brixham and Paignton town centres.

£499,950 Freehold

Double glazed entrance door with stained glass motif opens to:

ENTRANCE HALL. Radiator. Cloaks cupboard. Airing/linen cupboard with slatted shelving and factory lagged hot water cylinder. Loft access hatch.
LAUNDRY CUPBOARD- With space/plumbing for washing machine and shelving.

LOUNGE. 16' 5" x 11' 0" (5.00m x 3.35m)

Double glazed picture window to front enjoying lovely views across to the sea coastline as far as Portland Bill on a clear day and Marriage Woods to the side. Further double glazed window to side. Radiator. Door to:

KITCHEN. 11' 10" x 8' 11" (3.60m x 2.72m)

Beautiful, modern fitted kitchen with a good range of wide pan drawers, wall and base units and quartz effect working surfaces and up stands. Inset one and a half bowl composite sink and drainer. Fitted wine cooler. Eye level electric double oven/grill and four burner gas hob with cooker hood over. Recess for fridge/freezer. Wall mounted Glo Worm boiler. Double glazed window to rear and half glazed door to:

SIDE PORCH. 11' 5" x 4' 1" (3.48m x 1.24m)

Double glazed windows and doors to the front and rear, the front benefits from a sea view. Radiator.

BEDROOM 1. 12' 11" x 10' 10" (3.93m x 3.30m)

Double glazed picture window to front again enjoying the sea and coastal views. Radiator. Treble wardrobe included in the sale. Radiator. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising corner shower enclosure with independent electric Triton shower. Vanity cupboard with inset basin and mosaic tiled splash back. Radiator. Extractor fan. Double glazed window.

BEDROOM 2. 11' 11" x 8' 11" + door recess (3.63m x 2.72m) Double glazed window overlooking the rear garden. Triple width wardrobe included in the sale.

BEDROOM 3. (currently used as a dining room) 8' 7" x 8' 11" (2.61m x 2.72m)

Double glazed window and door to the rear garden. Radiator.

SHOWER ROOM/W.C.

Comprising walk in double shower with rain head and hand held attachment. Low level W.C. Two drawer vanity unit with inset washbasin. Tiled splash back and large double mirror fronted cupboard over. Vertical wall radiator. Double glazed window. Wall mounted matching storage cupboard. Extractor fan.

OUTSIDE. To the front of the bungalow there is a smart resin, in-out driveway providing ample parking space and further driveway leading to the garage.

GARAGE. 26' 0" x 8' 3" (7.92m x 2.51m)

A larger than average garage/workshop with electrically operated door to front and personal door to the rear garden. Light and power points. Fitted work bench.

REAR GARDEN. A really pretty rear garden which enjoys a sunny aspect and also some sea views. The garden has a sloping lawn and various well stocked flowerbeds throughout. There are two seating areas which have composite decking, ideal to relax on a sunny afternoon! A further lawn and low stone wall at the top of the garden has a garden shed to one side.

ENERGY RATING: D COUNCIL TAX BAND: E

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



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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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