

GROUND FLOOR

ENTRANCE PORCH. Large entrance porch with composite entrance door and double glazed window to side. Inner door to:

ENTRANCE HALL. A very spacious entrance hall with doors to principal rooms. Staircase to the first floor and understairs cupboard.

CLOAKROOM/W.C. Comprising white low level W.C. White vanity unit with inset basin and L.E.D. lit mirror over. Double glazed window. Radiator.

LOUNGE. 16' 1" x 11' 11" (4.90m x 3.63m) A lovely size living room with two double glazed windows to side with an outlook towards 'Brunels' famous steam railway line and viaduct. Pebble effect electric fire in surround. Radiator. Double doors lead to:|

CONSERVATORY. 13' 10" x 11' 4" (4.21m x 3.45m) approx. A super addition enjoying an outlook over the rear garden. Double glazed windows and French doors. Glazed roof with two opening windows. Tiled flooring.

DINING ROOM. 11' 11" x 8' 10" (3.63m x 2.69m) A good family size dining room with double glazed sliding patio doors to the garden. Radiator. Archway to:

KITCHEN. 11' 9" x 9' 4" (3.58m x 2.84m) Excellent range of fitted wall and base cupboards, contrasting worktops with inset stainless-steel sink and drainer. Integral larder size fridge and spaces/plumbing for dishwasher and washing machine. Built in double oven and four burner gas hob with cooker hood over. Double glazed window to the rear garden, further double glazed window and door to side.

BEDROOM 1 (GROUND FLOOR). 14' 3" x 11' 10" (4.34m x 3.60m)

Fitted wardrobes with over bed cupboards and bedside tables to one wall and full height mirrored wardrobes with sliding doors to the opposite wall. Radiator. Double glazed window to front. Door to:

EN SUITE. Comprising shower cubicle and fitted white vanity unit with inset washbasin, mirror lighting and storage. Tiled walls and floor. Heated towel rail.

BEDROOM 2 (GROUND FLOOR). 9' 11" x 11' 10" (3.02m x 3.60m)

A dual aspect double room enjoying an outlook towards the 'Brunel' viaduct and Paignton to Kingswear steam train when its passing. Large double wardrobe with mirrored doors included in the sale. Radiator.



FIRST FLOOR. Landing with double glazed window and loft access hatch. Useful office area.

BEDROOM 3. 13' 10" x 10' 5" (4.21m x 3.17m) + depth of wardrobes

Double glazed window with outlook towards the viaduct with the sea, Breakwater and Berry Head beyond. Access to large loft space. Built in triple width mirrored wardrobes. Radiator.

BEDROOM 4. 11' 0" x 8' 8" (3.35m x 2.64m) max.

Double glazed window to rear with an open outlook. Radiator. Access to under eaves storage space. Built in triple width cupboard with slatted shelving, hanging rail and hot water cylinder.

FAMILY BATHROOM/W.C. Comprising white suite of shower bath with mixer tap and 'Triton' independent electric shower over. Close coupled W.C. and pedestal wash basin with mirror over. Tiled walls. Heated towel rail. Double glazed window.

OUTSIDE. To the front there is a brick paved parking area and long driveway leading to:

GARAGE. 15' 10" x 8' 11" (4.82m x 2.72m) Electric up and over door to front. Power points. Double glazed window.

GARDENS. Beautifully maintained gardens to front side and rear with shaped lawns and well stocked flower beds and further landscaped area of garden to the front. Access to good size underhouse area with light and 'Glo Worm' boiler. To the rear a raised patio terrace is adjacent to the property, a perfect place to sit and enjoy the sunny southerly aspect! A further shaped lawn and various flowerbeds and rockery feature along with a raised landscaped area with Greenhouse and two useful storage areas behind the garage.

COUNCIL TAX BAND: D

ENERGY RATING: F

NOTE: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage.

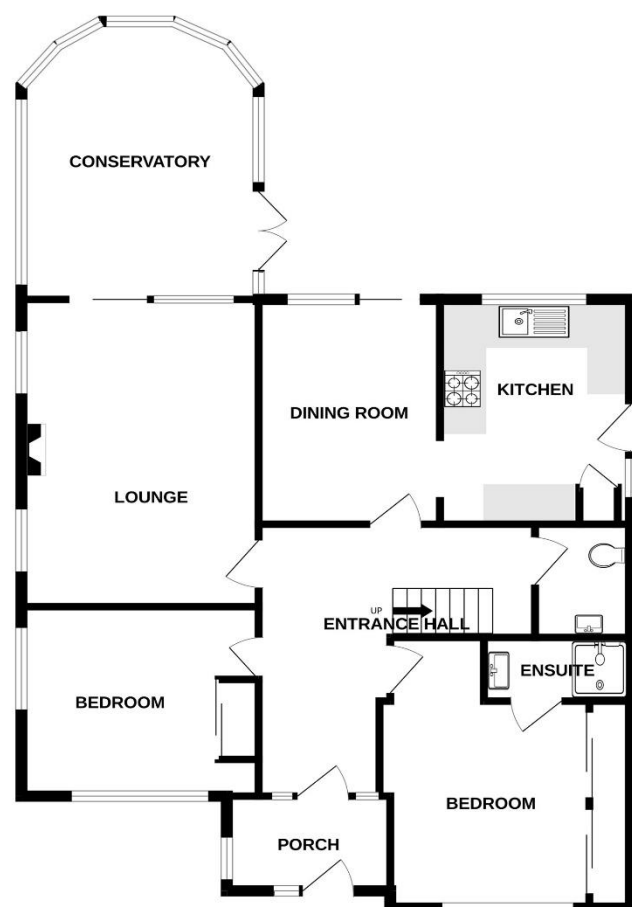


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

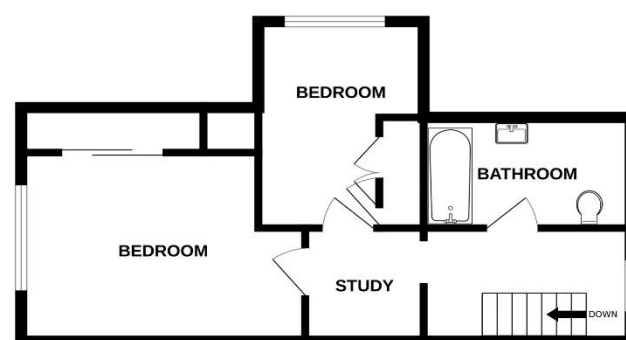
Ref C0005610 Written by: R.C

Broadsands Avenue, Broadsands, Paignton, TQ4 6JJ

GROUND FLOOR
97.8 sq.m. (1052 sq.ft.) approx.



1ST FLOOR
37.3 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA : 135.0 sq.m. (1453 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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LAYOUT GUIDE ONLY – NOT TO SCALE



Located just a short walk away from Broadsands Beach and the picturesque coastal footpath, this very deceptive **FOUR BEDROOM DETACHED CHALET STYLE BUNGALOW** offers a huge amount of space for a growing family or couple alike, along with a pleasant outlook over the famous 'Brunel' viaduct where the Paignton to Kingswear steam train passes over.

The immaculately presented accommodation offers lots of flexibility having three reception rooms, (lounge, dining room and conservatory) and fitted kitchen on the ground floor, along with two double bedrooms, one en suite and further cloaks/w.c. off the spacious hallway. The remaining two bedrooms and family bathroom/W.C. are on the first floor, one benefiting from a super outlook taking in the viaduct, sea breakwater and berry head. The property offers a lot of storage throughout along with fitted wardrobes to all bedrooms. Outside there is ample driveway parking and garage and beautifully manicured gardens to the side and rear. Internal viewing is highly recommended.

£545,000 Freehold