

Broadsands Avenue, Broadsands, Paignton, TQ4 6JJ



Located just a short walk away from beautiful Broadsands Beach and the coastal footpath, this **TWO BEDROOM DETACHED BUNGALOW** with **NO ONWARD CHAIN** offers huge scope and potential for a purchaser to put their own stamp on and create their dream home by the sea.

The bungalow which has nicely proportioned, spacious accommodation comprises large entrance porch/sun room, dual aspect living room and good size kitchen which has been refitted with crisp white kitchen with wood effect working surfaces and flooring. The porch/utility leads off. There are two double bedrooms and shower room along with separate w.c. New carpets have been fitted to the entrance hall and two bedrooms. Outside there are good size front and rear gardens, driveway parking and attached garage. Gas fired central heating is installed along with double glazed windows.

Broadsands Avenue is located between the towns of Paignton and Brixham, and the coastline and beach as mentioned are just a short walk away. Local shopping facilities at Churston Broadway, and a regular bus service can be reached via a footpath at the end of Broadsands Avenue

£435,000 Freehold

ENTRANCE PORCH.

Double glazed entrance door and windows to front.
Door to garage. Further double glazed entrance door to:

ENTRANCE HALL.

Cloaks cupboard. Shelved linen cupboard. Radiator.
Loft access hatch.

LOUNGE. 15' 0" x 12' 10" (4.57m x 3.91m) max.

A dual aspect room with double glazed windows to front and side. Tiled fireplace and hearth with fitted coal effect gas fire. Radiator.

KITCHEN. 12' 4" x 10' 3" (3.76m x 3.12m)

Range of fitted white faced wall and base cupboards.
Wood effect working surfaces and inset one and a half bowl stainless steel sink and drainer. Fitted oven and hob with cooker hood over. Wood effect flooring.
Double glazed window and door to:

REAR PORCH. 4' 8" x 4' 4" (1.42m x 1.32m)

Double glazed patio doors to the rear garden. Plumbing for washing machine. Fitted worktop. Cupboard housing 'Worcester' boiler.

BEDROOM 1. 14' 9" x 11' 10" (4.49m x 3.60m)

Double glazed window to front. Radiator.

BEDROOM 2. 12' 0" x 10' 5" (3.65m x 3.17m)

Double glazed sliding patio doors to the rear garden.
Radiator.

SHOWER ROOM/W.C.

Comprising double size shower enclosure with independent 'Mira' electric shower. Pedestal wash basin. Heated towel rail. Shelves double linen cupboard.
Double glazed window.

SEPARATE W.C.

White low level W.C. Radiator. Double glazed window.

OUTSIDE.

To the front of the bungalow there is a part landscaped garden with two flower borders and inset shrubs and plants. Pathway lead around the side of the bungalow to the rear garden.

Driveway leads to:

ATTACHED GARAGE. 17' 11" x 9' 5" at widest-reducing to 6ft to rear (5.46m x 2.87m)

Up and over door to front. Pedestrian door to rear.

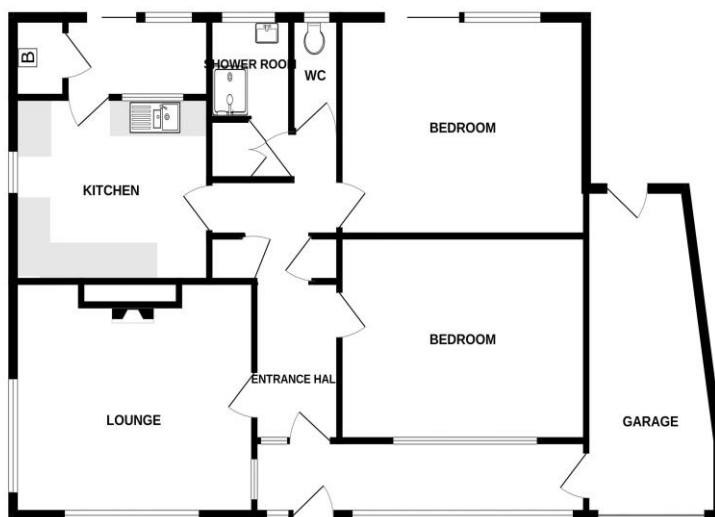
REAR GARDEN.

A good size rear garden which is mainly laid to lawn with inset shrubs surrounding and decked seating area adjacent to the house. Greenhouse. Garden Shed.

ENERGY RATING: D COUNCIL TAX BAND: 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 in the area.

GROUND FLOOR
104.8 sq.m. (1128 sq.ft.) approx.



TOTAL FLOOR AREA: 104.8 sq.m. (1128 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 condition or efficiency can be given.
Made with Metropix (C205) in green



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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