



Broadsands Court, Broadlands, Paignton, TQ4 6LD

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Broadsands Court, Broadsands, Paignton, TQ4 6LD

£295,000 Leasehold

A deceptively spacious town house benefitting from a beautiful outlook and sea views situated at Broadsands.

Stunning sea and coastal views are enjoyed from this super **THREE BEDROOM TOWN HOUSE**, which forms part of Broadsands Court, located in an enviable location which is a short walk away from shops, bus stop and amenities at Churston Broadway, yet also within reach of Broadsands Beach and the picturesque coastal footpath.

This well presented property has accommodation arranged over three floors, with the principal rooms benefiting from the lovely outlook to the rear encompassing the famous 'Brunel' steam railway line, sea and coastline beyond.

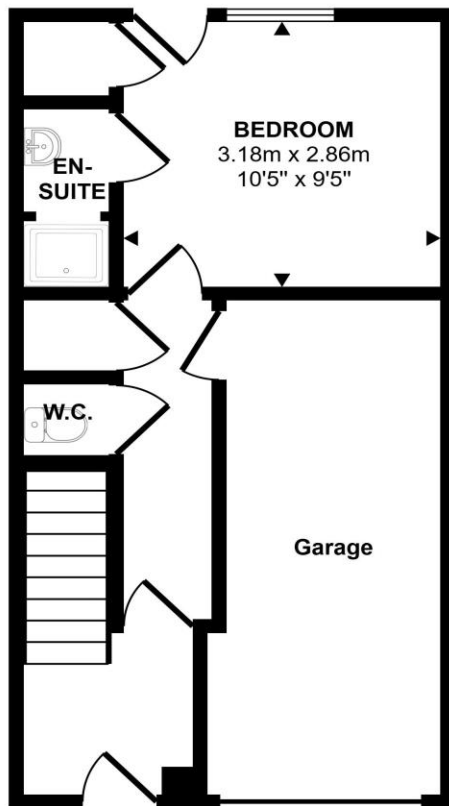
On the ground floor the entrance hall leads to a ground floor bedroom with en suite shower room/w.c. and useful built in wardrobe, this room looks out over the communal gardens with the sea beyond. There is also access in to the single garage off the hallway, a further w.c. and laundry cupboard. Moving up to the first floor the open plan living space is modern and light with large picture window benefiting from those super views! The open plan kitchen has a good range of white gloss finish cupboards with built in oven and hob and integrated fridge and freezer. There is also a further cloak/w.c. The second floor has two bedrooms one to the front enjoying a pleasant outlook and a larger double to the rear with built in wardrobes, the views from here are fabulous! There is also a family bathroom/w.c.

Gas fired central heating is installed along with double glazing. **NO CHAIN.** Broadsands Court has well tended communal gardens surrounding, which are maintained as part of the service charge.

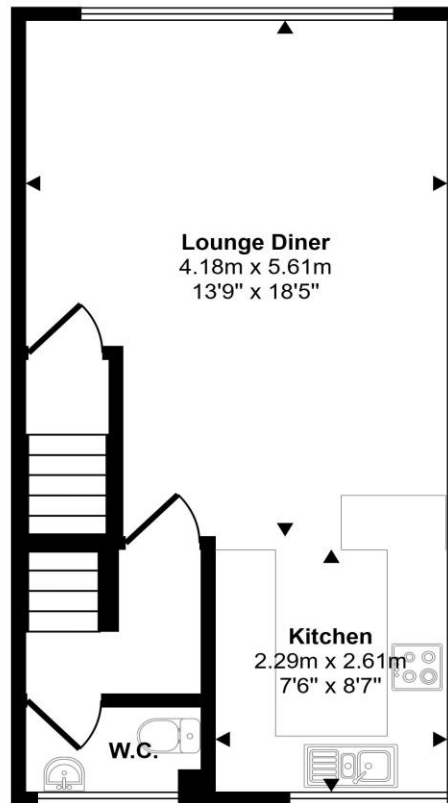
The LEASE details are as follows: 999 year lease which was created in 1962. Each leaseholder owns 1/20th share of the freehold. We understand that the current maintenance charge is approx £575 per annum. This includes buildings insurance, garden maintenance, accountancy fees etc. Managed by Broadsands Court Management Co and overseen by Crown Property Management.



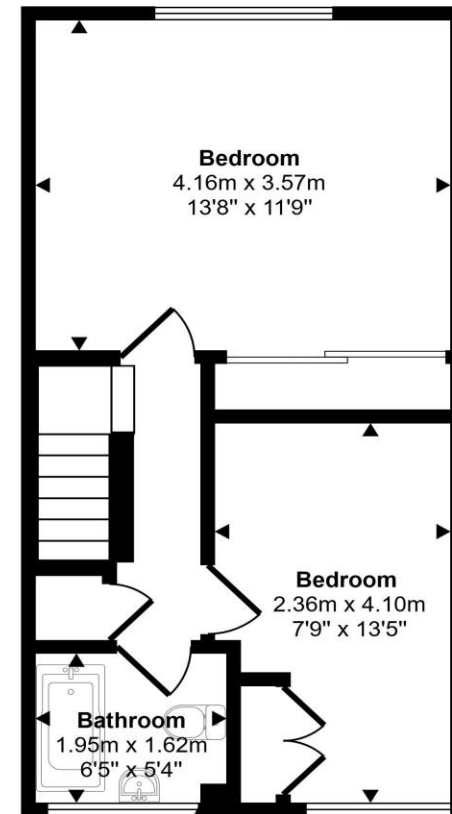
Approx Gross Internal Area
105 sq m / 1133 sq ft



Ground Floor
Approx 35 sq m / 375 sq ft



First Floor
Approx 35 sq m / 378 sq ft



Second Floor
Approx 35 sq m / 380 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: TBC

COUNCIL TAX BAND: B

AGENTS NOTES: The Ofcom website indicates that standard and superfast broadband is available, along with average mobile coverage, but please check with your mobile provider.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE
churston@ericlloyd.co.uk



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