

## Broadsands Road, Broadsands, Paignton, TQ4 6HG



With a **SEA VIEW** framed by the arches of Brunel's historic Hookhills viaduct (now a heritage railway), a **THREE BEDROOM DETACHED DORMER BUNGALOW** which in recent times has been comprehensively refitted and refurbished. The bungalow is boldly decorated and offers generous sized rooms with many enjoying views over the garden to the sea of Tor Bay beyond. Particular features to note are the 20' double aspect lounge and the big comprehensively fitted kitchen/breakfast room with a full range of appliances. The three bedrooms are each served by individual shower rooms, two being en-suite and the third doubling up has the house cloakroom. There is gas fired central heating and double glazing. The garden behind the bungalow is a delight with its elevated terraces (sea views), lawn, pond and planting. There is ample off road parking on the block paved drive at the front. The property's proximity to Broadsands beach and its associated walks is a huge benefit, just stroll down the hill. The local shops and main route are at the top of Broadsands Road. Paignton town centre is just over two miles away. The bungalow is offered for sale chain free.

**£525,000 Freehold**

## GROUND FLOOR

**ENTRANCE LOBBY.** Double glazed front door. Inner door to: **ENTRANCE HALL.** Stairs rise to first floor. Under stairs cupboard. Door to garage. Folding glazed doors open to:

**LOUNGE 20' 0" x 12' 0" (6.09m x 3.65m) overall** A double aspect room with a sea glimpse. Fitted log burner with "marble" hearth.

**KITCHEN/BREAKFAST ROOM 17' 8" x 11' 2" (5.38m x 3.40m) reducing to 7'10"** Sea and garden views. Fitted with a comprehensive range of wall and base units with complimenting worktops set off against bold ceramic floor and wall tiling. Stainless steel sink. Integrated dishwasher and washer/dryer. Fitted Stoves range style electric cooker with hood over. Retro style fridge/freezer. Built in cupboard. Double doors open onto garden terrace.

**BEDROOM 2 12' 4" x 10' 0" (3.76m x 3.05m)** Door and window, with sea views, open onto terrace with walkway to garden. Twin double wardrobes. **EN-SUITE**

**SHOWER/W.C.** Walk in tiled shower, basin in bathroom unit and close coupled W.C. Large illuminated mirror.

**BEDROOM 3 13' 4" x 11' 7" (4.06m x 3.53m)** Twin freestanding wardrobes.

**SHOWER ROOM/W.C. 10' 0" x 5' 0" (3.05m x 1.52m)** Double size walk in tiled shower with glazed sliding door. Basin and W.C. in bathroom unit with illuminated mirror over.

**FIRST FLOOR - LANDING** Access to loft storage space.

**BEDROOM 1 12' 10" x 11' 0" (3.91m x 3.35m) overall** Double doors open to "Juliet" balcony with super sea views. **EN-SUITE SHOWER/W.C. 9' 2" x 6' 6" (2.79m x 1.98m)** Walk in shower. Basin in bathroom unit and close coupled W.C.

**OUTSIDE.** Block paved driveway provides an abundance of parking for several vehicles.

**GARAGE 16' 5" x 8' 0" (5.00m x 2.44m)** Powered roller door. Doors to side and hall. Power and light. Loft hatch.

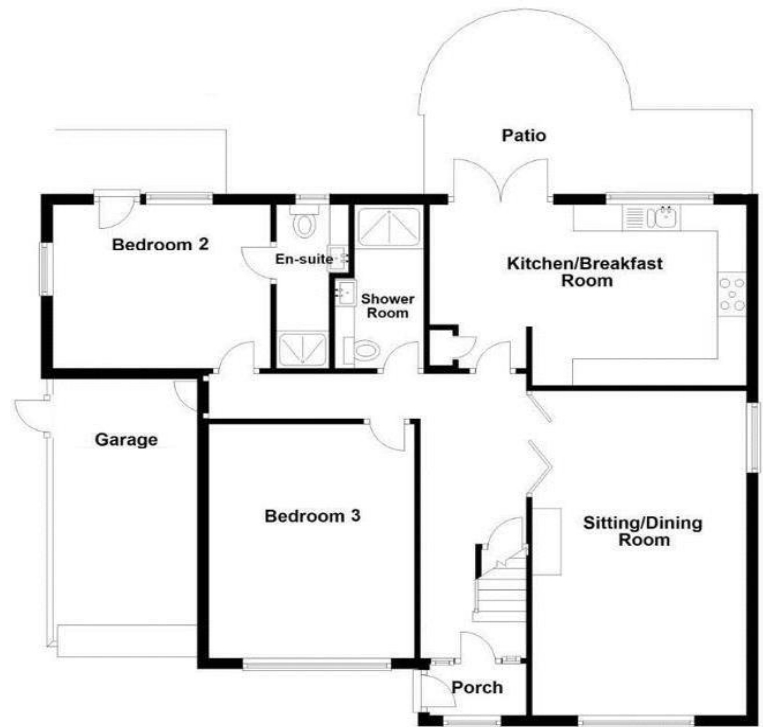
**GARDEN** Forming centre stage of the front garden is a magnificent Magnolia tree and giant palm tree. The rear garden is a delight with its twin terraces enjoying sea views through the arches of the viaduct. Steps lead down to the gently sloping lawn edged with borders stocked with a profusion of shrubs and other planting. Lower paved terrace flanks and large fish pond. Corner gazebo positioned for the summer sun.

**STORES** There is a store with limited headroom, under the bungalow housing the gas fired boiler plus further storage space under the terrace.

**EPC RATING C**

**COUNCIL TAX RATING E**

**NOTE** There are parking restrictions in this part of Broadlands Road from 1st May until 30th September.



### 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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