



Broadlands Road | Paignton | TQ4 5NZ

Guide Price £320,000 - £330,000

A three bedroom semi detached extended house, with double parking bay and garage, in a popular location. The house is in stunning condition throughout including kitchen/breakfast room with stunning integrated units, family bathroom, cloakroom and high decorative condition. To the rear of the home is a dining room extension taking in great sea views. Outside are two parking spaces and garage with lawned gardens to the rear, nicely enclosed. The accommodation comprises:-

- EXTENDED THREE BED SEMI
- EXCEPTIONAL CONDITION
- EXCELLENT SEA VIEWS
- LUXURY FITTED KITCHEN
- TWO PARKING SPACES AND GARAGE
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM

uPVC double glazing.

HALLWAY Central heating radiator. Doors to:-

LOUNGE - 4m x 3.8m max (13'1" x 12'5") Wall mounted fire. uPVC double glazing. Central heating radiator.

KITCHEN/BREAKFAST ROOM - 5.8m x 3.8m max (19'0" x 12'5") Luxury comprehensive range of recently installed units with breakfast bar and built in appliances including dishwasher, oven, hob and extractor fan, eye level double oven and microwave. Recess for American fridge/freezer. uPVC double glazing. Spot lighting and utility store. Plumbing for washing machine and combi gas boiler.

CLOAKROOM Low level WC. Wash hand basin and uPVC double glazing. Extractor fan.

DINING ROOM - 3.8m x 3m (12'5" x 9'10") uPVC double glazed window and full height windows enjoying lovely sea views. uPVC door to rear.

LANDING Linen cupboard. Access to insulated loft space.

BEDROOM ONE - 4m x 3.5m MAX (13'1" x 11'5") Central heating radiator and uPVC double glazing. Built in wardrobes.



BEDROOM TWO - 4m x 2.7m (13'1" x 8'10") Central heating radiator and uPVC double glazing. Built in wardrobes and lovely sea views.

BEDROOM THREE - 2.3m x 2m (7'6" x 6'6") Central heating radiator and uPVC double glazing.

BATHROOM Stunning suite comprising panelled bath with shower screen and shower attachment. Vanity basin, low level WC and uPVC double glazing. Heated flooring, chrome dual fuel radiator, heated mirror and extractor fan.

OUTSIDE Outside are two parking spaces.

GARAGE Power and lighting. Metal up and over door. Access to rear garden

GARDENS Delightful lawned gardens and decked patio area nicely enclosed. Outside tap and electrical outlet.

GARDEN SHED

CELLAR Reduced height storage and access from garage.

ROOFSPACE Two Velux type roof windows to rear of roof.

Address 'Broadlands Road, Paignton, TQ4 5NZ'

Tenure 'Freehold'

Council Tax Band '

EPC Rating '

### Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.