

Broadsands Court, Broadsands, Paignton, TQ4 6LD



A purpose built **GROUND FLOOR FLAT** with garage and parking located in the sought after Broadsands area of Paignton with the local shopping parade which includes a convenience store with sub post office, pharmacy, library and bus stops nearby to Paignton and Brixham town centers.

This spacious flat offers dual aspect lounge/dining room, fitted kitchen, two double bedrooms and modern shower room/w.c. Gas fired central heating is installed along with double glazing.

Outside are communal gardens surrounding the development and a more secluded sitting area to the rear of number 1.

As mentioned, there is a single garage with parking to front located in a block to the side.

Offered For Sale with **NO ONWARD CHAIN**.

£199,950 Leasehold

Double glazed entrance door opens to:

ENTRANCE HALLWAY.

Double cloaks cupboard. Radiator. Linen cupboard.
Doors to all rooms.

LOUNGE/DINING ROOM.

15' 6" x 13' 3" (4.72m x 4.04m)

A dual aspect room with double glazed windows to front and rear. Two radiators. T.V. aerial point. Tiled fireplace and hearth with open grate with freestanding fire surround with electric fire to front.

KITCHEN.

9' 4" x 9' 4" (2.84m x 2.84m)

Range of oak effect fitted wall and base cupboards and roll edge working surfaces. Tiled surrounds and inset stainless steel sink and drainer. Space/plumbing for washing machine. Space for freestanding cooker. Wall mounted gas fired 'Worcester' combination boiler. Double glazed window and door to the rear garden area.

BEDROOM 1.

15' 6" x 11' 11" (4.72m x 3.63m)

A large dual aspect double room with double glazed windows to the front and rear. Radiator.

BEDROOM 2.

9' 11" x 8' 11" (3.02m x 2.72m)

Double glazed window to front. Radiator.

SHOWER ROOM/W.C

Comprising: Walk in double shower enclosure with fixed overhead shower and hand held shower attachment. Pedestal wash basin and close coupled W.C. Modern contemporary tiling. Radiator. Medicine cabinet. Two double glazed windows.

OUTSIDE

Communal, well-maintained gardens surround Broadsands Court.

SINGLE GARAGE.

Up and over door to front. Off road parking in front of garage.

LEASE/MAINTENANCE DETAILS.

999 year lease running from 1962.

Each property in Broadsands Court owns 1/20th of the FREEHOLD

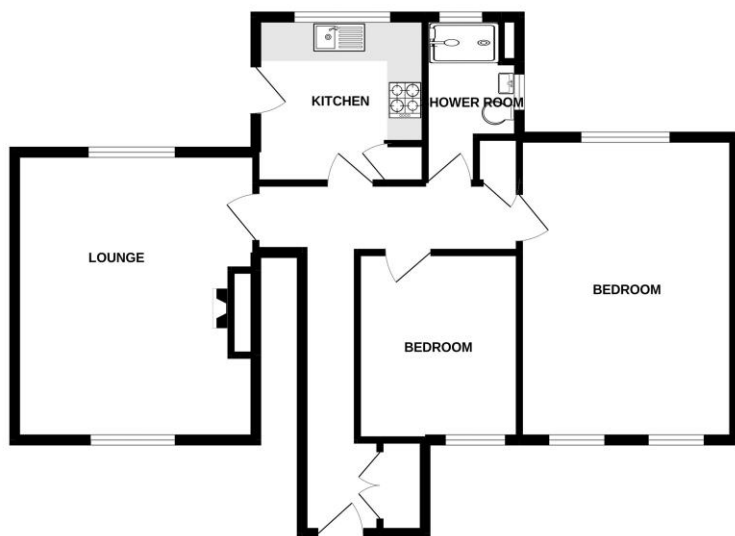
Management Company- Crown Properties.

We are advised the current maintenance fees per annum are approximately £575 per annum. Stated December 2024-25) This includes building insurance and maintenance of communal areas and gardens.

COUNCIL TAX BAND: B

ENERGY RATING: D

GROUND FLOOR
69.2 sq.m. (744 sq.ft.) approx.



TOTAL FLOOR AREA: 69.2 sq.m. (744 sq.ft.) approx.
Made with Metreplan C2022



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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