



Blue Waters Drive, Broadsands, Paignton, TQ4 6JF





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£449,950 Freehold

A well-presented, spacious property situated on a highly sought after area of Broadsands.

Standing on the southern side of sought after Blue Waters Drive, enjoying beautiful **OPEN AND SEA VIEWS** across the Broadsands area, this very deceptive **TWO BEDROOM/ TWO RECEPTION DETACHED BUNGALOW** is offered for sale with **NO ONWARD CHAIN.**

The bungalow which is elevated from the roadside also has low maintenance front and rear gardens, driveway parking and a detached garage. On entering the property, a gorgeous hallway greets you with polished wood flooring and useful cloaks/storage cupboards, this leads through to all the principal rooms.

The 'L' shaped lounge dining room is located at the front of the bungalow enjoying the sunny southerly aspect and those super far reaching and sea views along with a glimpse of the famous 'Brunel' steam railway line, the conservatory leads off to one side of the dining area, from here the sea view across to Brixham is superb, a fabulous place to sit and relax to observe the comings and goings out to sea. The fitted kitchen which again can also be accessed from the dining area, has ample fitted units but would now benefit from being re-fitted, ideal to create your own dream kitchen. There is also a very useful modern shower room/w.c. which is also accessed from the kitchen.

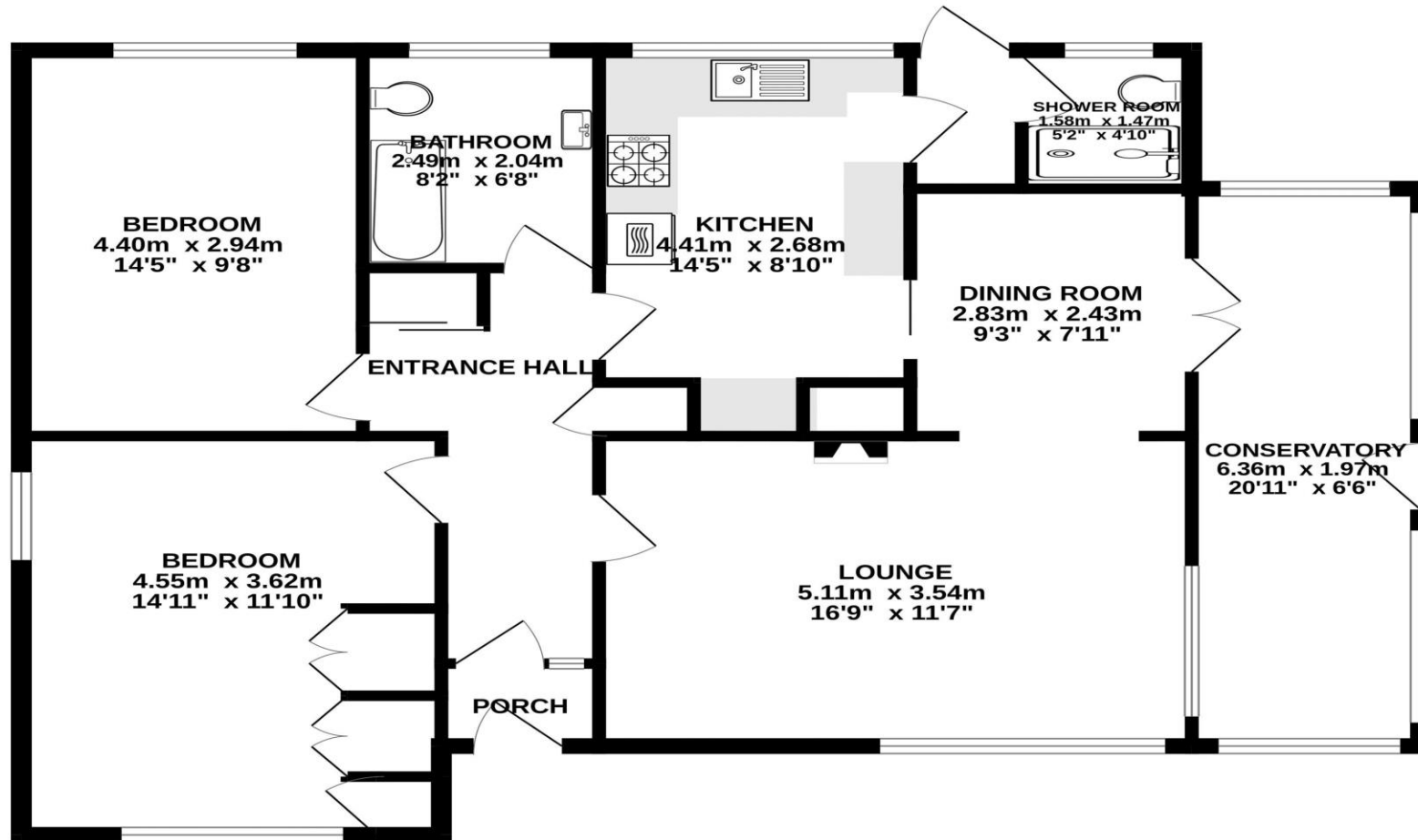
There are two double bedrooms, one to the front and one to the rear and further bathroom/w.c. which would also benefit from updating. Gas fired central heating is installed, along with double glazed windows, the boiler was replaced in 2024. As mentioned the gardens are easy to look after, the rear garden is landscaped and enjoys good privacy and to the front the wide frontage is lawned with well stocked borders.

Internal viewing is highly recommended.

Blue Waters Drive is within walking distance of the regular bus service into Paignton and Brixham town centers, local shops are close by at Cherry Brook Square which include doctor and dental surgeries. Churston Golf Club and variety of beaches, coves and the coastal path are within easy reach with direct access on to the headland to the picturesque coastal footpath opposite!



GROUND FLOOR
96.2 sq.m. (1035 sq.ft.) approx.



TOTAL FLOOR AREA : 96.2 sq.m. (1035 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 operability or efficiency can be given.
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To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that superfast and ultrafast broadband is available in the area along with moderate mobile reception.

VIEWINGS ARRANGEMENTS

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

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