



Offers in the Region of £200,000

Broadsands Park Road, Broadsands,
Paignton, TQ4 6JG

Here we have a delightful two bedroom* ground floor flat located in the Broadsands area of Paignton being a short walk from the picturesque Broadsands Beach and coastal walks to Brixham. Also within walking distance are shops at Churston Broadway and Cherrybrook with supermarkets, doctor and dental surgeries, cafe and the like. The flat offers bright accommodation with a lounge, kitchen/diner, shower room, separate WC plus a large double bedroom and office/occasional *bedroom two. A fantastic benefit is the large driveway allowing parking for several vehicles plus a private sunny rear garden. No onward chain. Viewing strongly recommended.



PORCH Double glazed front door. Space for coats. Built in store cupboard with shelving. Glazed side panel and door leading to:-

HALLWAY A spacious hallway area with room for a bookcase shelving unit or similar. Telephone point. Open to:-

LOUNGE 5.0 m x 2.8 m max A bright and airy room with double aspect large double glazed windows overlooking the front gardens and driveway. Two radiators. TV point. Internal window looking into the dining area.

KITCHEN 2.7 m x 2.0 m max Fitted with a matching range of wall and base units finished in a wood grain effect with matching work surfaces over. Single drainer stainless steel sink unit with worksurface to one side with a Kenwood dishwasher, refrigerator and freezer below. Flavel Milano electric slot in cooker. The kitchen is semi open plan to the dining area. Dining area 3.8 m x 1.6 m max Another bright and airy room with dual aspect double glazed windows overlooking the front and rear gardens, respectively. Radiator. TV point.

BEDROOM ONE 3.7 m x 3.5 m max A lovely large double bedroom with a range of built-in bedroom furniture, including shelved cupboards, wardrobes and bedside cabinets. High-level double glazed window. Radiator. TV point.

OFFICE/OCCASIONAL BEDROOM TWO 2.8 m x 2.4 m max A smaller double or generous single bedroom with built-in store cupboard and radiator. Borrowed light window. *Please note this room does not have any external windows and therefore should be considered as an occasional bedroom/Office or similar.

INNER LOBBY Recess housing gas boiler for central heating and hot water with plumbing for washing machine under.

SEPARATE WC A white low-level WC with dual flush, double glazed window and radiator.

SHOWER ROOM Fitted with a white suite comprising shower cubicle with Mira mains fitted shower. Pedestal wash hand basin and low-level WC with dual flush. Part tiled walls. Large double glazed window. Range of toiletry cabinets.

REAR PORCH Double glazed door leading to the rear garden.

OUTSIDE The flat stands in substantial grounds with there being a large gravel area with second raised gravel area to the frontage. A sweeping driveway allows parking for approximately 4+ cars and subject to any planning this could be enlarged to accommodate Motorhomes, boats or similar. To the corner of the front garden is access which lead to the rear garden which can also be accessed from the back door. Again a substantial garden area laid out on various levels with gravel and paving for ease of maintenance and range of mature inset trees, and shrubs. The garden enjoys a high level of privacy and a sunny aspect. Large Keter plastic store shed ideal for garden furniture, barbecues etc.



Address 'Broadsands Park Road, Broadsands, Paignton, TQ4 6JG'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'TBC'

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