



Brunel Road, Broadsands, Paignton, TQ4 6HN

Eric Lloyd
& Co.

www.ericlloyd.co.uk



£589,950 Freehold

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

Stunning sea and coastal views are enjoyed from this super, **four bedroom, chalet style residence** and gardens, located in sought after Broadsands, which sits between the bustling fishing port of Brixham and sea side town of Paignton.

Just a short stroll away is access to the picturesque South Devon coastal footpath, Broadsands Beach and Elberry Cove, from where you can walk through Marriage Woods into Brixham passing the pretty coves of Churston and Fishcombe.

On entering the property a spacious entrance hallway greets you giving access to a generous size living room which enjoys super sea and coastal views, the well appointed kitchen/dining room is across the hallway, again benefiting from the views and also giving access to the rear garden. There is a ground floor bedroom/office along with cloaks/w.c.

The first floor offers three further bedrooms and bathroom/w.c. one of the bedrooms has an en suite and dressing room.

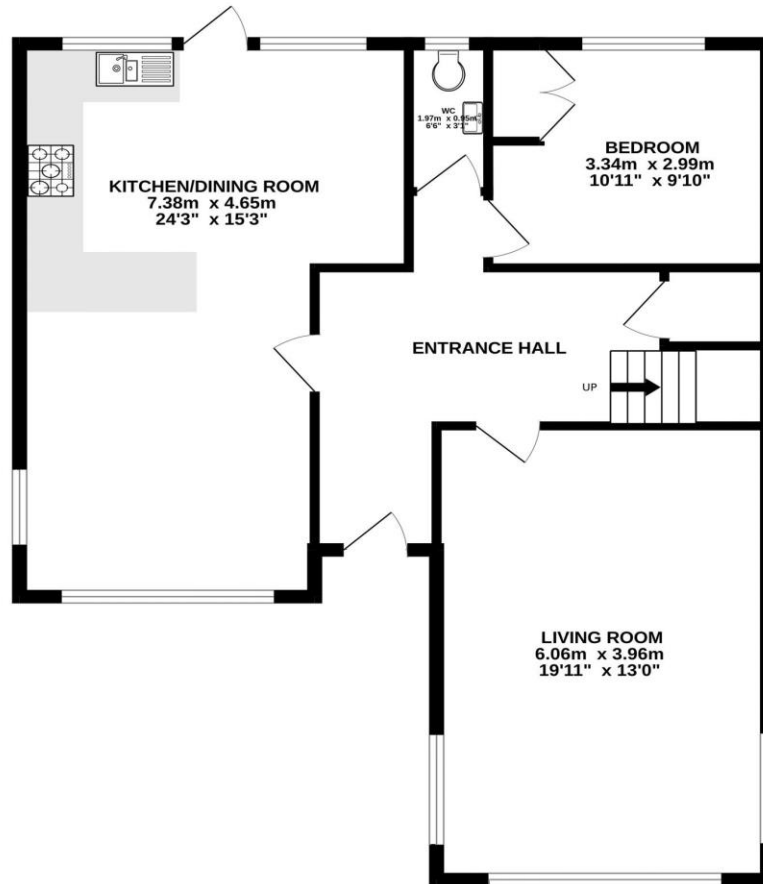
Outside provides ample parking space to the front and an attached double length garage. The rear garden has a level patio seating area adjacent to the property with steps up to a decked seating/Al fresco dining area enjoying sea views. A useful garden office sits just behind again having sea views!

The rear garden which is predominantly laid to lawn, with inset shrubs for low maintenance elevates and extends to an area of private woodland from the top of the garden panoramic views across Torbay with Lyme bay beyond are enjoyed.

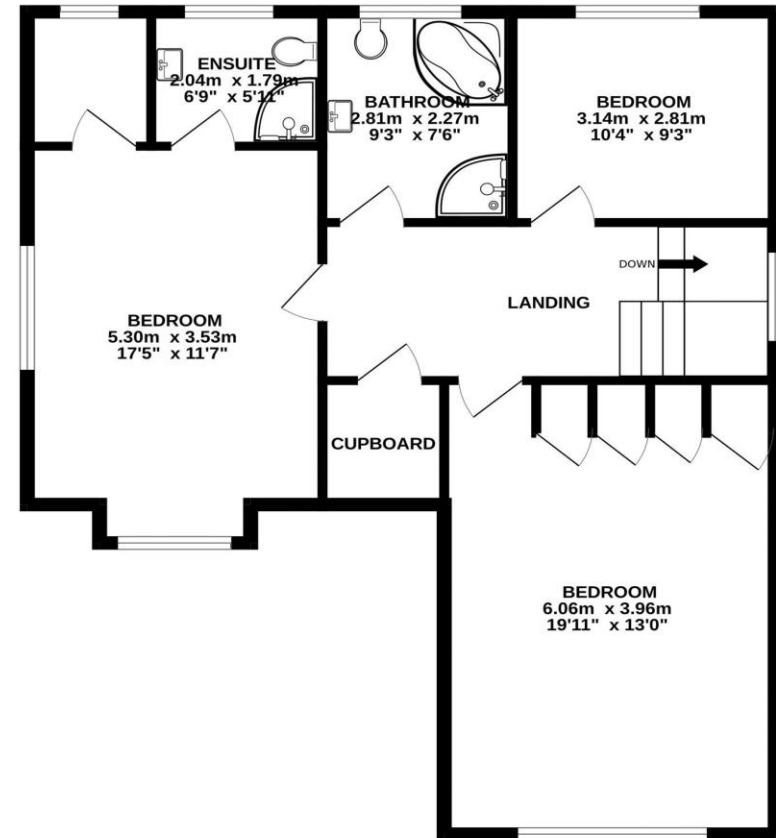
Local shops and facilities are located at the top of Broadsands Road and include a convenience store, sub post office, pharmacy and library. A regular bus service runs along Dartmouth Road to Torbay's town centers. Churston Golf course is also close-by. The property is in the catchment area for Churston Grammar School along with local primary schools at Galmpton and Whiterock.



GROUND FLOOR
80.1 sq.m. (862 sq.ft.) approx.



1ST FLOOR
77.2 sq.m. (831 sq.ft.) approx.



TOTAL FLOOR AREA : 157.3 sq.m. (1693 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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ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard and ultrafast broadband is available and that mobile performance is as follows: EE 82% / THREE 81% / VODAPHONE 72% / O2 65%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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