



Broadsands Court | Paignton | TQ4 6LD

Guide Price £190,000 - £199,950

A substantially sized two bedroom town house located in the exceptionally desirable location of Broadsands, Paignton. The property comprises of an inner entryway, a large living room, kitchen, two double bedrooms, a cloakroom, a further family bathroom, an integral garage with a sun room off of the garage and communal gardens. The property is within easy reach of local shops, doctors and pharmacies, bus links links, Broadsands beach, Galmpton common, supermarkets and more. The property is being offered with no onward chain!

- BUNDLES OF POTENTIAL
- HIGHLY DESIRABLE BROADSANDS LOCATION
- INTEGRAL GARAGE
- COMMUNAL GARDENS
- STONES THROW FROM LOCAL SHOPS
- IN NEED OF TLC

ENTRANCE A uPVC double glazed front door opening into the inner entryway with a door leading into the integral garage, stairs rising to the first floor accommodation and overhead lighting.

INTEGRAL GARAGE - 5.55m x 3.2m (18'2" x 10'5") A metal up and over door, ample space for storage, two deep fitted storage cupboards, fuse box and metres, and a door leading into:-

SUN ROOM - 4.25m x 2.97m (13'11" x 9'8") A great sized sun room to the rear of the property overlooking the well manicured gardens. Windows and a door leading out to the rear, a Belfast porcelain sink unit, plumbing for a washing machine and overhead lighting.

FIRST FLOOR

LOUNGE - 5.64m x 4.25m (18'6" x 13'11") An incredibly bright and spacious living room with space for an abundance of furniture. Wonderful sea views across to Torquay and over to the steam train. An electric fireplace, tv and phone point, uPVC double glazed window and an electric night store heated radiator.

KITCHEN - 2.97m x 2.4m (9'8" x 7'10") A sizeable fitted kitchen, with a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl sink and drainer unit, a gas cooker, two pantry cupboards and a uPVC double glazed window.

Address 'Broadsands Court, Paignton, TQ4 6LD'

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'TBC'

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CLOAKROOM A low level flush WC and a wall mounted wash hand basin, uPVC obscure double glazed window.

SECOND FLOOR

BEDROOM ONE - 4.26m x 3.94m (13'11" x 12'11") A large master bedroom to the rear aspect of the property with sea views across to Thatchers rock. Deep built in wardrobes, uPVC double glazed window and an electric night store heated radiator.

BEDROOM TWO - 4.21m x 2.13m (13'9" x 6'11") A further generously sized second with picturesque countryside views. uPVC double glazed window.

BATHROOM A three piece suite comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit. Part tiled walls and a uPVC obscure double glazed window.

OUTSIDE Communal gardens sweep the surrounding properties for all to enjoy. The gardens are predominantly laid to lawn with a variety of mature shrubs and plants.

AGENTS NOTE Please note that the property has not been registered with land registry.

MATERIAL INFORMATION Tenure: Leasehold. Service charge: £575.00. Ground Rent: £10.50. Length of lease: £835 years remaining.

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.