Rock Close, Broadsands,Paignton, TQ4 6LA

£500,000 Freehold

"Located in a quiet cul de sac in sought after Broadsands, offering huge potential for improvement"

Situated in the highly sought-after area of Broadsands in a quiet cul-de-sac position this **THREE BEDROOM DETACHED BUNGALOW** offers tremendous scope for modernisation/refurbishment.

Offered for sale with **NO ONWARD CHAIN** it enjoys a prime position within walking distance to local shops at Churston Broadway and is conveniently located close to a main bus route with connections to Brixham and Paignton making it ideal for those seeking accessibility alongside coastal living.

Rock Close is a small cul-de-sac just a short distance from Broadsands Beach, Elberry Cove and the picturesque South Devon Coastal footpath, the property offers an enviable lifestyle opportunity in one of the areas most desirable settings.

As you approach the bungalow, you are immediately struck by the generous frontage and large surrounding gardens. A substantial driveway provides parking for multiple vehicles with ease, making it perfect for families or visiting guests, along with a large workshop/garage.

A well-proportioned porch welcomes you at the entrance, providing a practical space before stepping inside. Upon entering through the front door, there is a conveniently located cloakroom area, complete with a separate W.C and sink, offering additional practicality for guests and everyday use.

The heart of the home is the spacious living and dining area. This bright and airy space is enhanced by a large window that allows natural light to flood through, creating a warm and inviting atmosphere. The layout provides flexibility for modern living with plenty of room to design a stylish and comfortable environment.

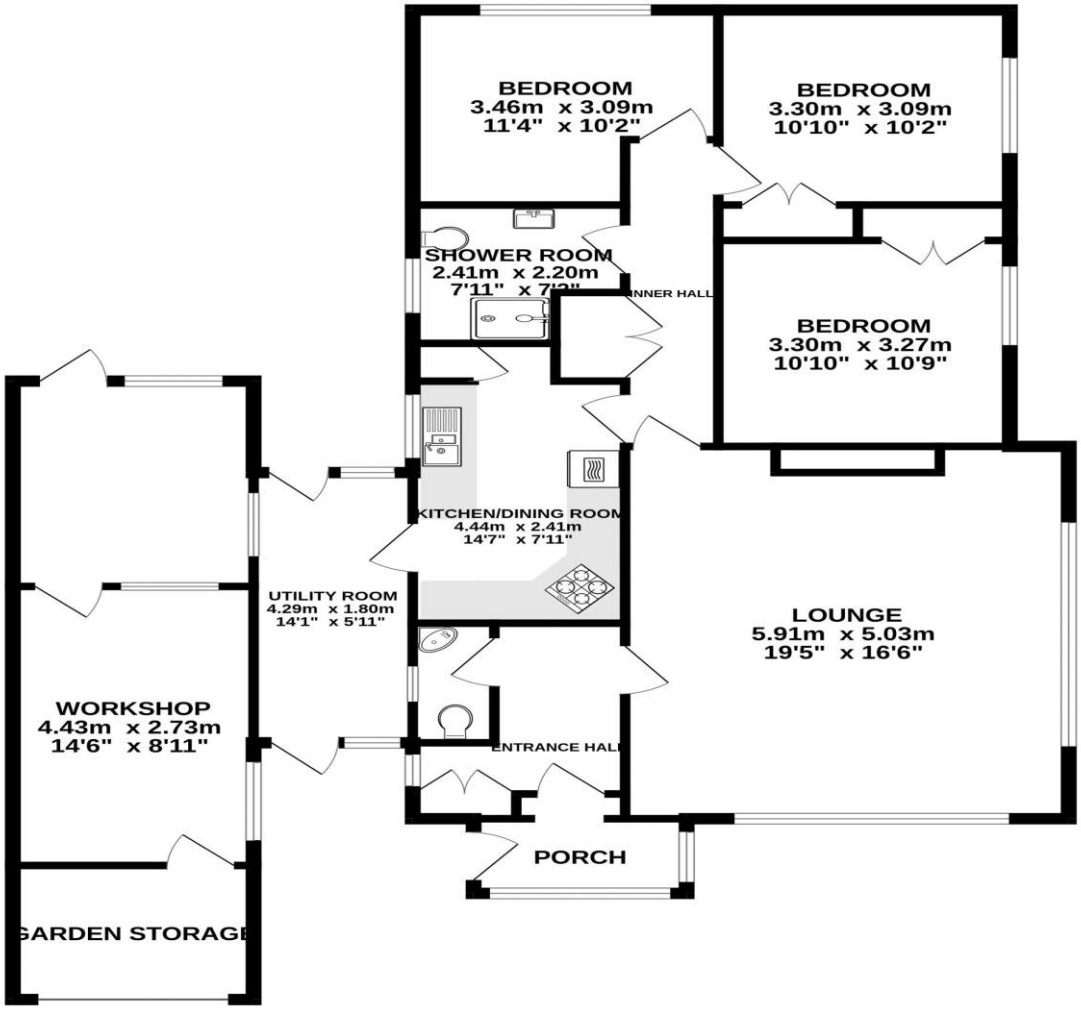
The kitchen is fitted with a good range of light wood effect units and offers a functional layout and direct access to the utility area. The kitchen door leads conveniently into this additional space, ideal for laundry and storage, while a further door opens out to the rear and front garden, effortlessly connecting indoor and outdoor living.

From an inner hallway there are three generous bedrooms: two doubles and one comfortable single room, suitable for a childs bedroom, guest accommodation, or home office. The bathroom is a good size and features a large shower enclosure, washbasin and W.C.

Externally, the property continues to impress with substantial surrounding gardens that wrap around the plot, offering ample space for outdoor enjoyment and gardening.

Although in need of some refurbishment, this bungalow presents an exciting opportunity to modernise. With its sizable plot, excellent location, and close proximity to the beach and local shops, it offers tremendous potential to create a truly special home.

GROUND FLOOR
128.1 sq.m. (1379 sq.ft.) approx.



TOTAL FLOOR AREA : 128.1 sq.m. (1379 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: D

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 81% /THREE 80% /VODAPHONE 71% / 02 62%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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EricLloyd &Co.

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