

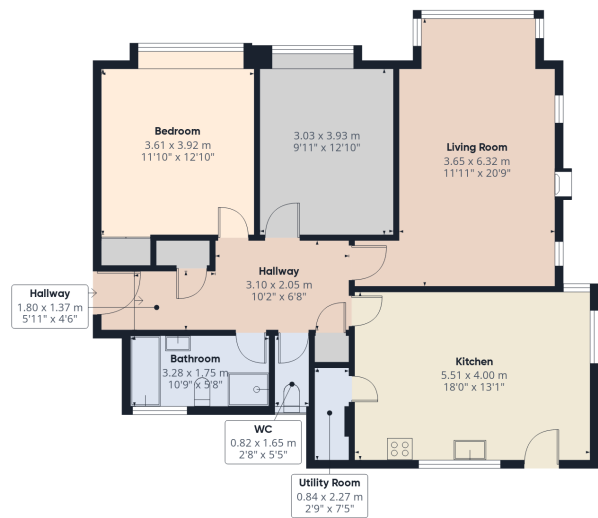


Taylor's
sales & lettings

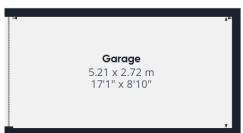
Guide Price £550,000 - £600,000

Blue Waters Drive,
Paignton, TQ4 6JF

A beautifully presented and finished two bedroom detached bungalow located in the highly desirable location of Broadsands, Paignton. The property boasts a vast amount of space, and comprises of a wide and welcoming hallway, a large living room, a spacious and modern kitchen/diner, a handy utility area, two double bedrooms, a contemporary family bathroom, a further useful cloakroom, landscaped rear gardens and a garage. The bungalow boasts stunning sea views across the bay and is conveniently located within easy reach of bus links, shops, doctors and pharmacies, Broadsands beach and more.



Floor 0 Building 1



ENTRANCE A composite double glazed front door opens into a wonderfully wide and welcoming entrance hallway, with doors leading to the adjoining rooms. The hallway benefits from a deep fitted storage cupboard ideal for shoes and coats, a loft hatch and a gas central heating radiator.

LIVING ROOM An exceptionally spacious living room enjoying breathtaking panoramic sea views across the bay. The room provides ample space for a range of furnishings and features a gas fireplace, television point, double aspect uPVC double glazed windows and two gas central heating radiators, with the stunning outlook creating an impressive focal point.

KITCHEN/DINER A luxurious and beautifully appointed kitchen/diner, thoughtfully designed to combine style with practicality. The kitchen comprises a comprehensive range of matching wall, base and drawer units, complemented by granite work surfaces, a stainless steel sink and drainer, integrated electric double oven with grill, induction hob with extractor hood above, integral dishwasher and fridge freezer. Within the kitchen is an overhead skylight with sensor operated closing glass, with further uPVC double glazed windows to three aspects and the front window perfectly framing the stunning sea views across towards Elberry Cove and the surrounding coastline. A uPVC double glazed door provides direct access to the rear gardens, with a gas central heating radiator.

UTILITY ROOM A useful utility area with space and plumbing for a washing machine and tumble dryer, together with a the wall mounted Worcester combination boiler.

BEDROOM ONE A wonderfully spacious master bedroom positioned to the front of the property and enjoying breathtaking panoramic sea views, stretching from Thatcher Rock in Torquay across towards Berry Head in Brixham. There is ample space for a range of bedroom furniture, together with a built in wardrobe, uPVC double glazed window and gas central heating radiator.

BEDROOM TWO A second generously proportioned double bedroom, again enjoying magnificent sea views across the bay. The room benefits from built in wardrobes, uPVC double glazed windows and a gas central heating radiator.

BATHROOM A luxurious family bathroom beautifully finished with a contemporary four piece suite comprising a low level flush WC with adjoining storage and work surface, a vanity wash hand basin with storage beneath, panelled bath and a walk in double shower. Complementary modern tiling to the walls and floor, together with a mirrored medicine cabinet, extractor fan and uPVC obscure double glazed window.

CLOAKROOM A useful further cloakroom ideal for guests with a low level flush WC.

OUTSIDE The sunny rear garden has been beautifully landscaped with ease of maintenance in mind, whilst making the most of the property's exceptional coastal setting. A paved pathway leads from the kitchen/diner to Indian sandstone steps rising to a sun terrace where the stunning sea views can be enjoyed across to Torquay. Further steps lead to a large pebble covered area and onto an additional substantial patio, incorporating an artificial lawned section. The gardens enjoy an exceptional panoramic outlook with views stretching across the coastline from Berry Head in Brixham, across towards Elberry Cove and Broadsands Beach, and onwards to Thatcher Rock in Torquay. The garden also benefits from side access, an external water tap and a variety of established plants and shrubs.

GARAGE An electric metal up and over door opens into a single garage, benefiting from power and lighting, fuse box, meters and an external water tap.

Address 'Blue Waters Drive, Paignton, TQ4 6JF'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '67 | D'

Taylor's Estate Agents
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