

GROUND FLOOR.

Storm porch with composite entrance door opens to:

SPACIOUS HALL.

Radiator. Staircase to the first floor with under stairs cupboard.

CLOAKROOM/W.C.

Comprising low level W.C. and wall mounted corner hand basin. Double glazed window.

SHOWER/LAUNDRY ROOM.

Tiled shower enclosure with fitted independent 'Mira' electric shower and fitted pull down seat. Space for white goods. Heated towel rail. Extractor fan. Double glazed window.

LOUNGE/DINING ROOM. 27' 0" x 18' 2" (8.22m x 5.53m) overall

A large, extended living/dining space with dividing archways. Triple aspect double glazed windows and patio doors. Stone faced fire surround and hearth with electric fire. Three radiators.

KITCHEN. 11' 10" reducing x 10' 10" (3.60m x 3.30m) max.

Range of wood effect fitted wall and base cupboards and roll edge working surfaces with inset stainless steel one and a quarter bowl sink and drainer. Built in electric double oven/grill with electric hob to side. Dual aspect double glazed windows and door to the rear garden.

BREAKFAST ROOM. 9' 8" x 7' 4" (2.94m x 2.23m)

Built in cupboard. Radiator. Double doors open to:

CONSERVATORY. 10' 10" x 11' 4" (3.30m x 3.45m) max.

Double glazed windows and french doors overlooking and enjoying the private rear garden.

FIRST FLOOR.**LANDING.**

Double glazed picture window with an outlook towards the historic Brunel's viaduct, enjoying a wonderful view of the Paignton to Kingswear steam train when it passes over. Airing/linen cupboard housing 'Worcester' gas fired combination boiler.

**BEDROOM 1. 13' 5" x 11' 11" (4.09m x 3.63m) max.**

A double aspect room with double glazed windows to front and side enjoying a sea peep. Radiator.

BEDROOM 2. 12' 0" x 13' 2" (3.65m x 4.01m)

Double aspect room again enjoying sea peeps and an outlook over farmland to the rear. Radiator. Fitted wardrobes.

BEDROOM 3. 9' 11" x 7' 7" (3.02m x 2.31m)

Double glazed window to front. Fitted shelving and wardrobe. Radiator.

FAMILY BATHROOM/W.C.

White suite comprising bath with fitted shower over and shower screen to side. Close coupled W.C. Pedestal washbasin. Tiled walls. Double glazed window to rear with beautiful outlook over farmland.

OUTSIDE.**FRONT.**

Five bar gate opens to long driveway, turning and parking area and integral **SINGLE GARAGE**.

Large front garden with level lawn and landscaped border to side with inset shrubs. The garden extends around the side of the house to the rear with a variety of fruit trees and shrubs.

REAR GARDEN.

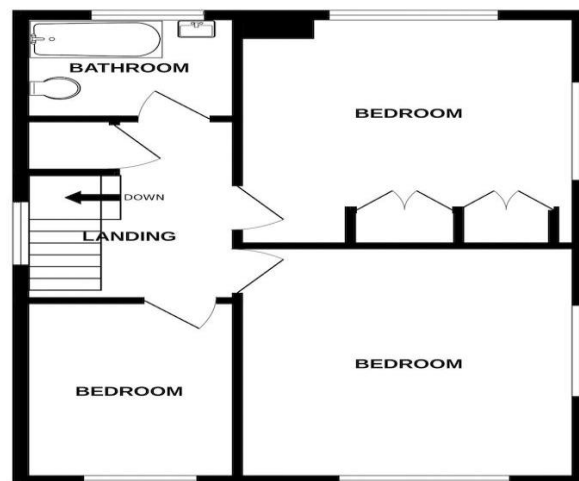
The very pretty rear garden backs on to farmland and enjoys super privacy. There are various patio seating areas and a lawn, raised flowerbeds and flower border with climbing rose.

COUNCIL TAX BAND: E**ENERGY RATING: D**

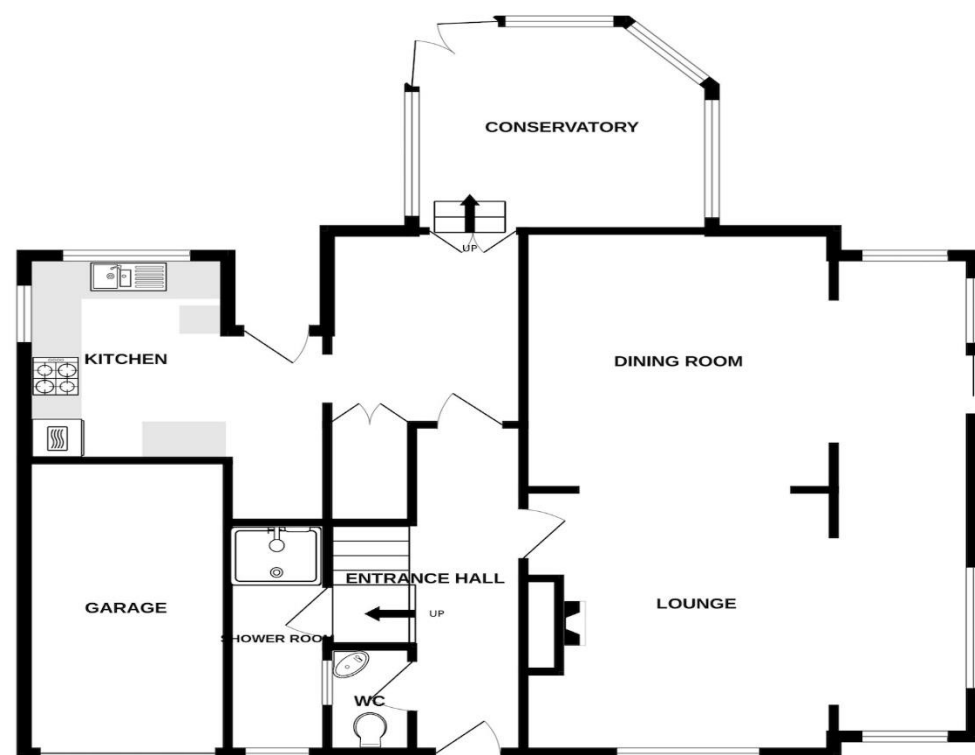
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005457 Written by: R.C

1ST FLOOR
48.0 sq.m. (517 sq.ft.) approx.

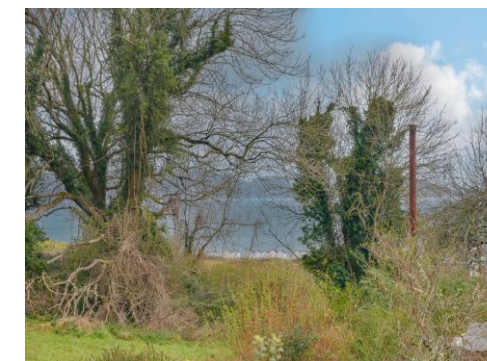


GROUND FLOOR
97.0 sq.m. (1044 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

Broadsands Road, Broadsands, Paignton, TQ4 6HG



An attractive, extended, **DETACHED HOUSE** positioned just a few hundred yards away from Broadsands Beach, Elberry Cove and the South Devon coastal footpath in the sought after area of Broadsands. The house sits in pretty, front and rear gardens and backs on to farmland. There is ample parking by way of the long driveway and front garden and an integral garage. This super family home has been extended on the ground floor and offers a large lounge/dining room, kitchen with breakfast room off and conservatory to the rear, there is also a ground floor shower/laundry room and cloaks w.c. On the first floor are three bedrooms and family bathroom, enjoying some lovely rural views and sea peeps. Gas fired central heating is installed along with double glazing. Internal viewing is highly recommended. **NO CHAIN.** Local shopping facilities which include a sub post office and convenience store, pharmacy and library are located at Churston Broadway just up the road. The number 12 bus service runs along Dartmouth Road to the bustling fishing port of Brixham and sea side town of Paignton frequently.

£635,000 Freehold