

## Lower Fowden, Broadsands, Paignton, TQ4 6HR



Now requiring some modernisation this **THREE BEDROOM DETACHED BUNGALOW** benefits from lovely **SEA AND COASTAL VIEWS**, a good size corner plot garden, all located in the sought after Lower Fowden which is a short walk away from beautiful Broadsands Beach, Elberry Cove and the South Devon Coastal path. Local shops are at the top of Broadsands Road from where you can catch a regular number 12 bus in to Brixham and Paignton town centres. The bungalow offers dual aspect lounge with super views across to the Torquay coastline, fitted kitchen with conservatory leading off, which again enjoys the views, shower room and as mentioned three good size bedrooms. Gas fired central heating is installed along with double glazing. Outside there is ample driveway parking and a detached garage. The corner plot gardens also enjoy sea views! For sale with **NO CHAIN**.

**£479,950 Freehold**

### ENTRANCE PORCH

With double glazed sliding patio door to front. Courtesy light. Double glazed inner door to:

### ENTRANCE HALL

Cloaks cupboard. Radiator. Loft access hatch. Two storage cupboards.

**LOUNGE 16' 5" x 10' 6" (5.00m x 3.20m) increasing in door recess.** Double glazed picture window to front enjoying super sea and coastal views across the bay towards Torquay. Two radiators. Stone faces fireplace and hearth with inset gas fire. Further double glazed window to side enjoying an open outlook. Door to:

**KITCHEN 11' 10" x 8' 10" plus recess (3.60m x 2.69m)**

Fitted with a good range of cream faced wall and base cupboards, contrasting working surfaces and inset stainless steel sink and drainer. Tiled surrounds. Built in double oven with electric hob to side. Recess for Fridge/Freezer and washing machine. Double glazed window to rear and door to:

**CONSERVATORY 7' 9" x 9' 5" (2.36m x 2.87m)**

Enjoying sea and coastal views to front. Double glazed windows and door to rear. Tiled floor.

**BEDROOM 1 12' 10" x 10' 10" (3.91m x 3.30m)**

Double glazed window to front aspect enjoying sea and coastal views. Radiator.

**BEDROOM 2 11' 11" x 8' 11" (3.63m x 2.72m)**

Double glazed window overlooking the rear garden. Radiator.

**BEDROOM 3 8' 5" x 8' 10" (2.56m x 2.69m)**

Currently used as a dining room. Double glazed window to rear. Radiator.

### SHOWER ROOM/W.C.

Comprising corner shower enclosure with fitted independent electric shower. White vanity unit with concealed flush W.C. and inset washbasin. Tiled walls. Radiator. Double glazed window.

### OUTSIDE

#### FRONT

Brick paved driveway providing ample parking space leading to:

**DETACHED GARAGE 16' 1" x 8' 2" (4.90m x 2.49m)** Up and over door. Courtesy door to rear.

### FRONT AND SIDE GARDENS

Principally lawned with well stocked surrounding flowerbeds, inset specimen trees and shrubs. The garden enjoys the sea views.

### REAR GARDEN

Elevated lawn and gravelled seating area. Rockery border which is well stocked. Garden Shed.

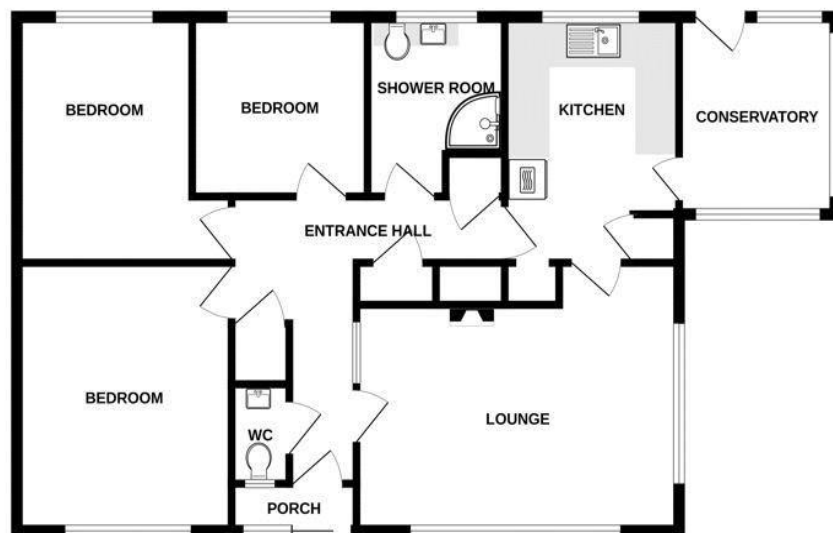
**COUNCIL TAX BAND: E**

**ENERGY RATING: TBC**

### NOTE:

The Ofcom website indicates that standard broadband is available. Please check with your mobile provider for mobile coverage.

GROUND FLOOR  
84.5 sq.m. (909 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

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.

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