

ENTRANCE PORCH.

Double glazed entrance door and inner door to:

ENTRANCE HALL.

Oak flooring. Staircase to upper and lower floors. Storage cupboard. Airing cupboard housing hot water cylinder.

CLOAKROOM/W.C. Comprising low level W.C. and wall mounted hand basin.

LIVING ROOM. 23' 7" x 15' 10" max (7.18m x 4.82m) reducing to 7' 7" (2.31m)

A triple aspect room with superb sea and coastal views. Patio door opens to: **BALCONY-29ft** wide with glass and stainless steel balustrade, a perfect spot to sit and enjoy the spectacular outlook. The living room has a continuation of the oak flooring and feature Log Burner. Double doors open to:

DINING ROOM. 14' 10" x 11' 11" (4.52m x 3.63m)

Oak flooring. Sea and coastal views. Patio doors again opening to the Balcony.

KITCHEN. 19' 11" x 9' 11" (6.07m x 3.02m) reducing.

Excellent range of fitted cream faced wall and base cupboards, and complimentary working surfaces, with one and a half bowl sink and drainer. Integral dishwasher and bin store. Built in eye level electric cooker. Halogen hob with cooker hood over. Two double glazed windows to front.

LOWER FLOOR. Access to large under house storage area. Doors to:

FAMILY/HOBBY ROOM. 14' 10" x 11' 10" (4.52m x 3.60m)

Oak flooring. Storage cupboard. Patio doors open to Conservatory. (see later) Door to:

GUEST BEDROOM 5. 15' 7" x 15' 9" (4.75m x 4.80m)

reducing to 7' 5" (2.26m)

Sea views from double glazed window and door to the garden. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising shower enclosure, pedestal wash basin and low level W.C.

OFFICE. 9' 11" x 7' 10" (3.02m x 2.39m)

Oak flooring. Door to conservatory.

CONSERVATORY. 22' 0" x 11' 10" (6.70m x 3.60m) reducing to 9' 8" (2.94m)

Beautiful sea and coastal views. Door to the garden and office.

SHOWER ROOM/W.C.

Comprising double shower enclosure. Pedestal wash basin and low level W.C. Tiled walls.

UTILITY ROOM. 8' 8" x 6' 6" (2.64m x 1.98m)

Space/plumbing for washing machine. Worktop with inset sink. Wall mounted Ideal boiler. Door to the garden.



BOOT/STORAGE ROOM. Fitted cupboards and ample space for further white goods.

FIRST FLOOR. Landing with loft hatch and doors to:

BEDROOM 1. 13' 3" x 15' 7" including depth of wardrobes. (4.04m x 4.75m)

Wide double glazed window enjoying superb sea and coastal views. Two built in double wardrobes. Door to:

EN SUITE SHOWER/W.C.

With double shower enclosure. Jacuzzi bath and low level W.C. Vanity unit with inset washbasin, display shelving and cupboards and lighting. Heated towel rail. Tiled walls.

BEDROOM 2. 15' 1" x 14' 10" (4.59m x 4.52m) overall.

Double glazed window with super sea and coastal views. Two triple built in wardrobes and dressing table. Door to:

EN SUITE SHOWER ROOM/W.C. Large walk in shower enclosure. Low level W.C. Vanity cupboard with inset washbasin. Tiled walls.

BEDROOM 3. 16' 11" x 8' 10" (5.15m x 2.69m)

Double glazed window with sea views again. Built in double wardrobe.

BEDROOM 4. 14' 9" x 5' 11" (4.49m x 1.80m)

Double glazed window to front.

FAMILY BATHROOM/W.C. Comprising panelled bath, low level W.C. Part tiled walls. Double glazed windows.

OUTSIDE. To the front of the house there is extensive parking and driveway leading to the garage. There is a raised flowerbed and pathway to the one side of the house, and covered log store to the other.

GARAGE. 19' 7" x 9' 0" (5.96m x 2.74m)

Roller door to front and personal door to the entrance hall. Fitted workbench and cupboards. Double glazed window with an amazing view!

REAR GARDEN. The rear garden also enjoys the beautiful views and has several pretty seating areas, laid out over two wide terraces. There is a good size lawn with well stocked colorful flowerbeds and meandering pathways around the garden along with a raised vegetable bed and inset shrubs/specimen trees.

Adjacent to the house is a decked seating area with wood and glass balustrade and also access doors to the under house storage area.

COUNCIL TAX BAND: E ENERGY RATING: C.



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.

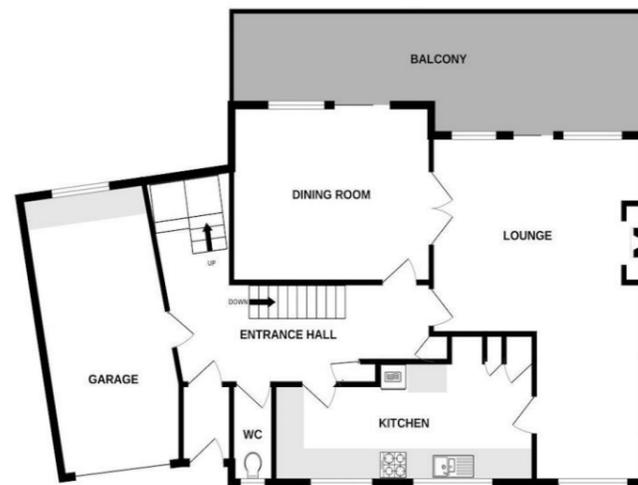
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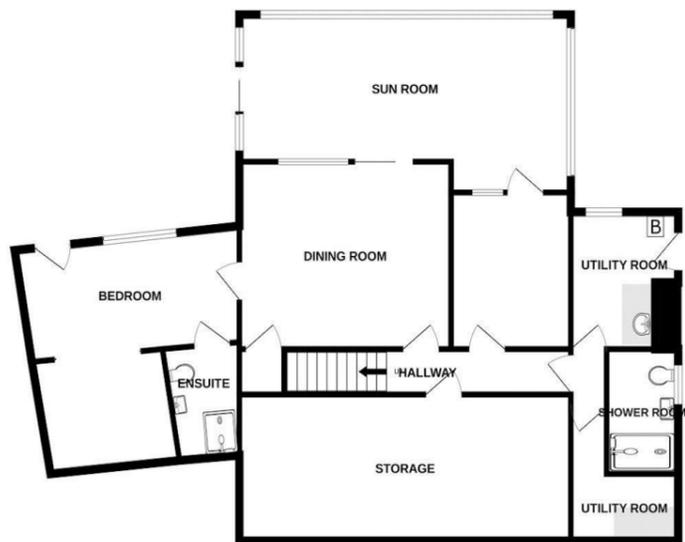
FIRST FLOOR
92.0 sq.m. (990 sq.ft.) approx.



ENTRANCE FLOOR
95.8 sq.m. (1031 sq.ft.) approx.



GROUND FLOOR
111.1 sq.m. (1196 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE



SUPERB SEA AND COASTAL VIEWS are enjoyed from this very deceptive **FIVE BEDROOM, FIVE RECEPTION, DETACHED HOUSE** which is located on the seaward side of Dartmouth Road, with the house standing in a generous size garden. The views are truly exceptional and encompass virtually the whole of the bay, from the end of Brixham Breakwater to Hopes Nose in Torquay.

The house which has accommodation arranged over three levels, offers a very flexible and versatile layout, and could if required incorporate an annexe if required. Currently there are five bedrooms, (three of which have en suites) and five reception rooms, fitted kitchen and utility/boot rooms. The living room and formal dining room have a large **BALCONY** leading off a beautiful spot to sit and admire the view! Ample parking and a garage are provided to the front of the house and a good size, pretty garden which again enjoys views is at the rear.

Local shops which include a sub post office and convenience store are a short, level walk away as is the bus stops for Brixham and Paignton town centres

£745,000 Freehold