

Stone Park, Broadsands, Paignton, TQ4 6HT



Just a short walk away from Broadsands Beach, Elberry Cove and the scenic coastal footpath, this three bedroom bungalow with some sea views, now requires refurbishment and updating.

It sits on an interesting, larger garden plot, which again benefits from sea views. There is near level driveway and a single garage providing ample parking.

There is an 'L' shaped lounge dining room with door to a fitted kitchen and shower room/w.c. with further cloaks/w.c. One of the three bedrooms has a conservatory leading off to the rear enjoying pleasant outlook towards the sea.

The bungalow is situated at the top of a quiet cul-de sac in the sought after Broadsands area of Paignton, as mentioned the coastline, sandy beach and local shopping parade are all within easy reach.

For sale with **NO ONWARD CHAIN**.

£410,000 Freehold

Double glazed door opens to:

ENTRANCE HALL.

Loft access hatch. Cupboard housing hot water cylinder. Further storage cupboard. Two radiators.

CLOAKROOM/W.C.

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

"L" SHAPE LOUNGE/DINING ROOM.

15' 1" x 10' 11" (4.59m x 3.32m) + 9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed windows to front and side aspect. Tiled fireplace and hearth with fitted gas fire. Two radiators. Door to:

KITCHEN. 12' 4" x 8' 10" (3.76m x 2.69m) max.

Range of beech effect wall and base cupboards, working surfaces with inset stainless steel sink and drainer. Spaces for cooker, washing machine etc. Built in cupboard housing 'Glow Worm' boiler. Tiled floor and surrounds. Radiator. Double glazed window and door to side. Door to hallway.

BEDROOM 1. 11' 11" x 9' 10" (3.63m x 2.99m)

Laminate flooring. Radiator. Double glazed sliding patio door to:

CONSERVATORY. 10' 11" x 12' 7" (3.32m x 3.83m)

Double glazed windows and door to the garden. Lovely sea view.

BEDROOM 2. 12' 0" x 8' 11" (3.65m x 2.72m)

Double glazed window to side. Radiator.

BEDROOM 3. 9' 10" max decreasing. x 8' 11" (2.99m x 2.72m)

Double glazed window to rear. Radiator.

SHOWER ROOM/W.C.

Comprising double shower enclosure with Mira independent electric shower. Low level W.C. and vanity cupboard with inset washbasin. Tiled floor and walls. Double glazed window.

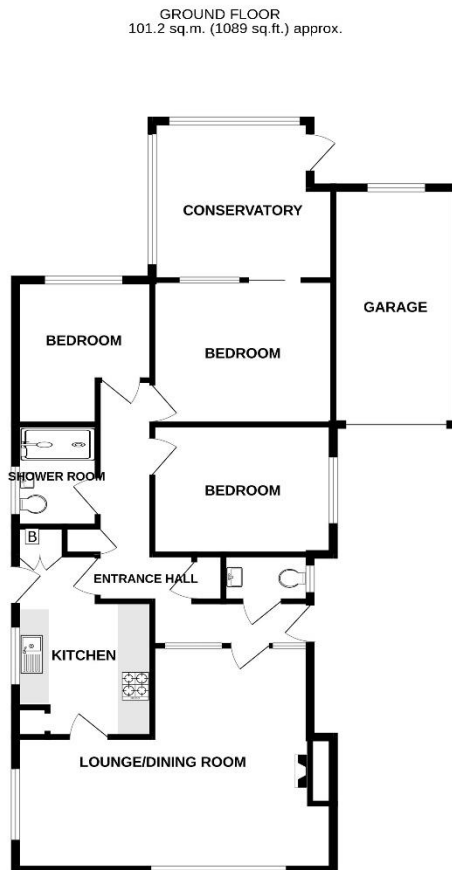
OUTSIDE. Driveway leads to:

ATTACHED SINGLE GARAGE.

Good size gardens surround the property on various levels enjoying a super sea view.

ENERGY RATING: D

COUNCIL TAX BAND: E



TOTAL FLOOR AREA: 101.2 sq.m. (1089 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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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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