

Stone Park, Broadsands, Paignton, TQ4 6HT



An **EXTENDED DETACHED** three bedroom **BUNGALOW** located on a good size corner plot enjoying some **SUPER SEA AND COASTAL VIEWS** over Broadsands and the Torbay coastline.

The bungalow boasts a generous entrance porch and lounge/dining room along with fitted kitchen and conservatory. There are three bedrooms one having an en suite bathroom/w.c. and further shower room/w.c. A level driveway which leads to a car port and garage provides ample parking. The gardens surround the bungalow and views can be enjoyed from the front and rear.

Viewing recommended. For sale with **NO ONWARD CHAIN**.

Stone Park is located in beautiful Broadsands which is located approximately 2.5 miles away from the sea side town of Paignton and bustling fishing port of Brixham. Broadsands Beach and Elberry Cove are a short stroll away along with the picturesque South Devon coastal footpath.

£499,000 Freehold

LARGE ENTRANCE PORCH

Double glazed entrance door and large picture window enjoying superb sea and coastal views across to the Torquay coastline.

LOUNGE/DINING ROOM

28' 1" x 12' 6" increasing to 20' 7" (8.55m x 3.81m)

A very spacious triple aspect room again with picture window enjoying the beautiful outlook over the coastline and sea. Inset log effect fire with marble style surround. Vertical wall radiator. Doors to the inner hall and kitchen.

KITCHEN 12' 7" x 8' 9" (3.83m x 2.66m) approx.

Range of cream faced fitted wall and base cupboards drawers and two display cupboards, contrasting working surfaces and up-stands. Integral dishwasher. Built in electric double oven/grill and induction hob to side with tiled splash back and cooker hood over. Radiator. Double glazed window and door to side access. Door to inner hall.

INNER HALLWAY

Fitted display shelving. Radiator. Cloaks cupboard. Loft access hatch. Linen cupboard housing Worcester combination boiler. Doors to:

BEDROOM 2 12' 4" x 8' 11" (3.76m x 2.72m)

Double glazed window enjoying some sea and coastal views. Radiator. Door to:

EN SUITE BATHROOM/W.C. Comprising white suite of shower bath with mixer tap and shower attachment over and shower screen to side. Tiled surrounds. Close coupled W.C. White vanity cupboard with inset washbasin, tiled splash back and fitted mirror over. Heated towel rail. Double glazed window.

BEDROOM 1 12' 5" x 9' 11" (3.78m x 3.02m)

Double glazed window to rear. Large fitted double wardrobe with mirror front doors. Radiator.

BEDROOM 3 6' 6" + depth of wardrobes x 8' 11"

(1.98m x 2.72m) Radiator. Built in full height wardrobes with modern white sliding doors. Double glazed patio door opening to the conservatory.

CONSERVATORY 22' 5" x 6' 7" (6.83m x 2.01m)

Double glazed windows and patio door opening to the rear garden, a view is enjoyed towards Broadsands beach and the coastline.

SHOWER ROOM/W.C.

Comprising walk in shower with glass screen to side and fitted shower and white vanity unit with inset washbasin and concealed flush W.C. Tiled surrounds. Double glazed window.

OUTSIDE

To the front of the bungalow there is a stone chipped area with raised flowerbeds and palm tree, the garden extends around both sides of the bungalow and a generous driveway provides ample parking space which leads to a carport and attached garage (see later)

The rear garden is enclosed and enjoys fine sea and coastal views, it is mainly laid to lawn with various seating areas, flower beds and feature pond.

Greenhouse and small brick built store.

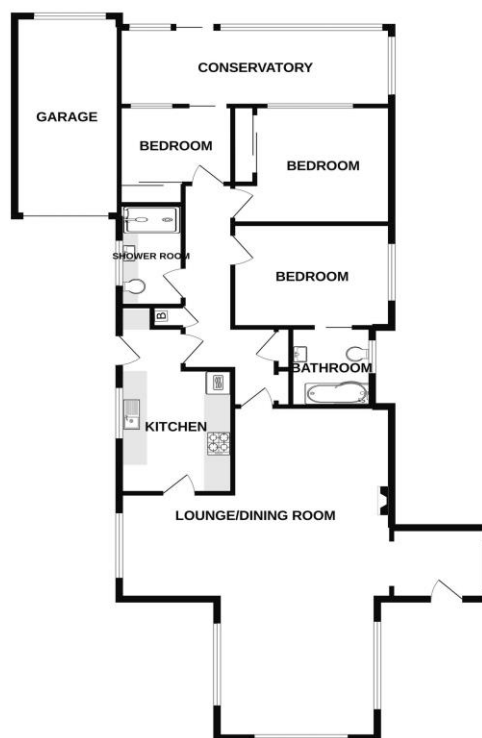
GARAGE 20' 1" x 7' 8" (6.12m x 2.34m) approx.

Up and over door to front. Double glazed window to rear. Fitted cupboards and worktop to rear with space/plumbing for washing machine.

COUNCIL TAX BAND: E

ENERGY RATING: D

GROUND FLOOR
129.6 sq.m. (1395 sq.ft.) approx.



TOTAL FLOOR AREA: 129.6 sq.m. (1395 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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