

Double glazed sliding door opens to...

ENTRANCE PORCH

Shelved storage/cloaks cupboard. Glazed inner door to...

ENTRANCE HALLWAY

Shelved linen cupboard with radiator. Loft access hatch with pull down ladder to fully boarded loft space. Radiator.

CLOAKROOM/WC.- Low level W.C. Tiled walls. Radiator.

LOUNGE/DINING ROOM 20' 8" reducing x 15' 11" (6.29m x 4.85m)

Double glazed bay window enjoying superb sea and coastal views across the Broadsands area and beach with Brixham Breakwater beyond. Stone fire surround with fitted coal effect living flame fire. Two radiators. Double glazed French doors opening to Balcony terrace.



KITCHEN 14' 3" x 8' 9" (4.34m x 2.66m)

Good range of white faced wall and base cupboards and contrasting roll edge working surfaces. Inset stainless steel sink and drainer. Fitted 'Neff' electric double oven/grill. Four burner gas hob to side. Freestanding Fridge. Double aspect room with two double glazed windows. Radiator. Glazed door to...



PORCH

Double glazed porch to side. Cupboard with space/plumbing for washing machine and tumble dryer. Glazed inner door to kitchen.

BEDROOM 1 13' 6" x 16' 0" into bay window (4.11m x 4.87m)

Beautiful sea views across the bay. Radiator. Vanity cupboard with inset sink with tiled splash back. Door to balcony/terrace. Fitted wardrobe.

BEDROOM 2 11' 7" x 9' 9" min (3.53m x 2.97m)

Double glazed window again enjoying superb views as mentioned. Double glazed French doors open to small balcony again having sea and coastal views. Radiator. Vanity cupboard with inset sink and tiled splash back.

BEDROOM 3 11' 5" x 10' 11" (3.48m x 3.32m)

Double glazed window. Radiator. Built in double wardrobe. Recess with vanity cupboard and sink.



BATHROOM

Cast Iron bath with mixer tap. Radiator. Double glazed window. Tiled walls.

SEPARATE W.C.

Low level W.C. Radiator. Double glazed window. Tiled walls.

OUTSIDE

FRONT

Landscaped front garden with driveway parking and further hardstanding for extra parking.

GARAGE 16' 1" x 9' 10" (4.90m x 2.99m)

Up and over door. Light and power points. Gas and electric meters.

REAR GARDEN

A generous rear garden enjoying outstanding views across the bay towards Brixham, Broadsands area and the beach. Wide patio terrace adjacent to the bungalow, a perfect spot to sit and enjoy the wonderful views. Steps down lead to a lawn with specimen trees and various shrubs. Gate which gives access to the headland and South Devon Coastal footpath. Under house storage area- Housing gas fired combination boiler

COUNCIL TAX BAND F

ENERGY RATING E



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 C0005299 Written by: R.C

**Blue Waters Drive, Broadsands,
Paignton, TQ4 6JE**

GROUND FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.
Made with Metropix ©2021



LAYOUT GUIDE ONLY – NOT TO SCALE



OUTSTANDING SEA AND COASTAL VIEWS are enjoyed from this **DETACHED BUNGALOW** which is located in the enviable blue waters drive address, with direct access from the rear garden to the headland and coastal footpath. The 180 degree views encompass the Broadsands area and coastline looking over the sea towards Brixham Breakwater. The Bungalow currently offers well-proportioned accommodation briefly comprising: three double bedrooms, (two of which enjoy the views one also having a terrace/balcony off) bathroom/w.c.. Lounge/dining room (enjoying views and a balcony terrace off) and a fitted kitchen. The Bungalow has ample potential to extend/remodel subject to relevant planning consents. Outside offers generous parking and attached garage to the front, the rear garden has a wide terrace with steps leading to the garden which is mainly laid to lawn, a pedestrian gate leads to the headland and coastal footpath.

Offers in Excess of £700,000 Freehold