



Brunel Road, Broadsands, Paignton

£625,000



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Detached coastal home, stylish and inviting accommodation, far reaching sea views across Torbay
Large rear garden | Detached lodge | Garage and driveway parking | Reception hall | Sitting room
Contemporary L-shaped kitchen diner | Two double bedrooms | Shower room/W.C

With stunning sea views across the bay, the property occupies sought-after coastal position with a large rear garden and a detached lodge.

The property has been upgraded by the current owners to provide stylish and inviting accommodation arranged on one level, with planning permission approval to convert the loft into a further two bedrooms and two bathrooms and offering excellent opportunity to extend the accommodation further if required. Approached from the road there is a driveway providing off road parking and a single garage with light and power. A pathway then leads through the front garden and to the front door. Once inside, a spacious reception hall leads to the accommodation which comprises a sitting room to the front aspect with large window to enjoy the stunning sea views, a contemporary L-shaped kitchen dining room to the rear with access onto a decked courtyard garden, two double bedrooms, shower room/W.C and a cloakroom. The property is further complimented throughout with double glazed windows and doors and gas central heating. From the courtyard a pathway leads through the well-stocked mature rear garden which is mainly laid to lawn with several areas to enjoy the sea views and leading to the detached lodge. The garden continues beyond the lodge to a wooded area at the top boundary with a level section offering a superb shaded seating area to enjoy the far-reaching sea views.

The lodge offers a fantastic ancillary space and comprises two timber decked areas at the front with far-reaching sea views, double doors then lead to an open plan sitting room/bedroom with a kitchenette to the side and a door to a shower room with full height double glazed window with far-reaching sea views.

Situated in the sought after Broadsands area within just a few hundred yards of Broadsands Beach and Elberry Cove with wonderful nearby coastal walks to both Brixham and Paignton and within approximately ¼ of a mile there is a range of shops at Churston Broadway, Library and bus service connecting both Paignton and Brixham which are approximately 3 miles distant. The South Devon link road which is within easy reach enables quick and easy commuting to Exeter, the M5 and further afield.

The Accommodation Comprises

A covered storm porch with spotlight, tiled floor and UPVC double glazed door to

RECEPTION HALL - 3.71m x 2.39m (12'2" x 7'10") Inset spotlights, hatch to loft space, radiator with thermostat control, telephone point, storage cupboard with shelf and hanging rail, doors to

SITTING ROOM - 5.11m x 3.91m (16'9" x 12'10") Pendant light point, UPVC double glazed window to front aspect with far-reaching sea views across the bay towards Torquay and beyond, radiators with thermostat controls, fireplace with inset log burner on slate hearth, TV connection point.



L SHAPED KITCHEN DINER - 6.98m x 6.5m (22'11" x 21'4")

Kitchen area. Inset spotlights, velux windows, UPVC double glazed window to rear. Fitted kitchen comprising a range of base and drawer units with worksurfaces over, inset sink and drainer with mixer tap over, space for range style cooker with extractor hood over, space for upright fridge freezer, integral dishwasher, eyelevel cabinets, tall cupboard, space and plumbing for washing machine.

Dining area. Part glazed roof with inset spotlights and pendant light points, UPVC double glazed sliding doors to rear garden, tall radiator with thermostat control



BEDROOM ONE - 3.96m x 3.51m (13'0" x 11'6") Light point, UPVC double glazed window to front aspect with far reaching sea views across the bay towards Torquay. Radiator with thermostat control, fitted wardrobes to one wall with sliding doors.



BEDROOM TWO - 3.96m x 2.9m (13'0" x 9'6") Light point, UPVC double glazed bay window with sea views towards Torquay, radiator.

SHOWER ROOM/W.C - 2.46m x 1.52m (8'1" x 5'0") Inset spotlights, UPVC double glazed window, extractor fan. Comprising corner shower cubicle with sliding doors, vanity unit with inset wash hand basin, W.C, heated towel rail, tiled floor, cupboard housing the combination boiler.



CLOAKROOM - 1.17m x 0.69m (3'10" x 2'3") Inset spotlight, window, close coupled W.C, vanity unit with wash hand basin, heated towel rail.

DETACHED GARDEN LODGE/STUDIO

It is not a separate unit of residential dwelling or for the purpose of short-term letting, but as ancillary accommodation to the bungalow.



uPVC double doors to

OPEN PLAN SITTING ROOM/BEDROOM - 7.11m x 3.61m (23'4" max x 11'10") Inset spotlights, uPVC double glazed window to rear and double doors opening onto a decking with far reaching sea views across the bay towards Torquay, wall mounted electric heater, TV connection point.



KITCHENETTE With base units and work surfaces over, inset sink and drainer with mixer tap over, tiled surrounds, hot water tank, door to

SHOWER ROOM/W.C - 1.83m x 1.83m (6'0" x 6'0") Inset spotlights, uPVC double glazed windows with far reaching sea views, tiled shower cubicle, pedestal wash hand basin, close coupled W.C.

OUTSIDE

FRONT At the front of the property there is off-road parking for two vehicles and a single detached garage measuring 15'8" x 7'8" with light and power. A pathway then leads through the front garden to a terrace which enjoys views across to Torquay and leads to the storm porch.

REAR At the rear of the property and accessed from the kitchen/diner is a decked courtyard offering a sheltered entertaining space with gated access then leading to the remainder of the rear garden which offers a mature well-stocked laundry area leading to the detached lodge. Beyond here the garden extends to the top boundary with a further levelled area in a wooded section and again enjoying far reaching views. There is access to either side of the property and to useful under house storage.



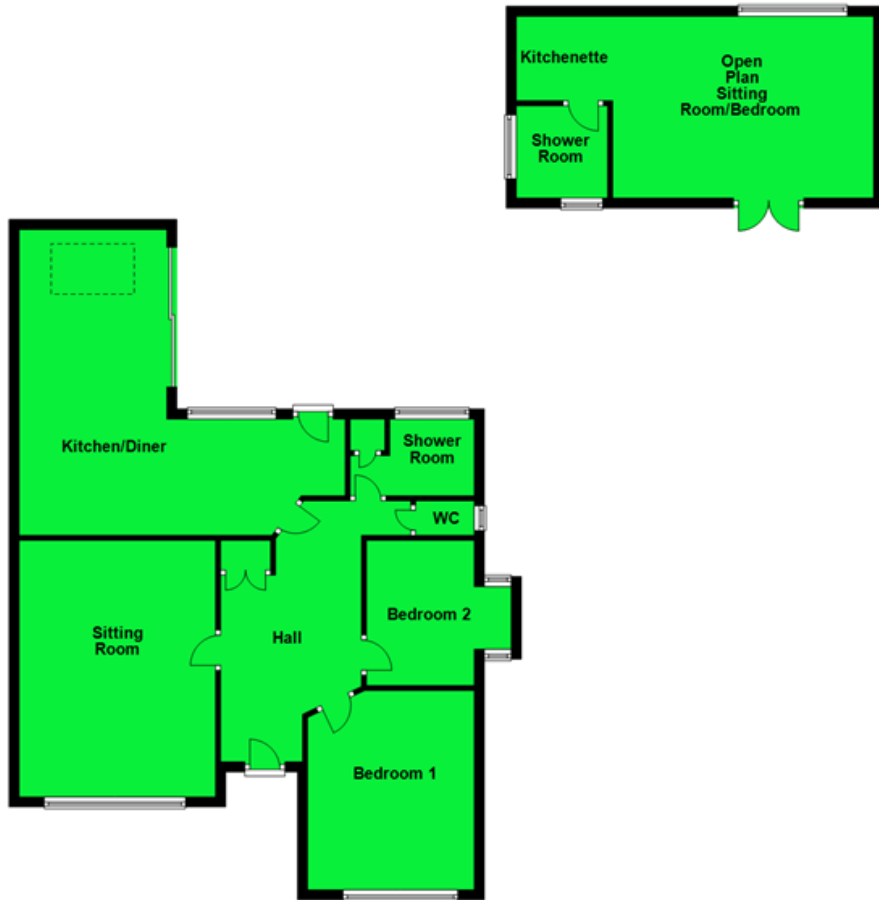
Age: 1960's (unverified)	Stamp Duty:* £18,750 at asking price
Council Tax Band: E EPC Rating: D	Tenure: Freehold
Services - TBC	
Electric Meter Position: Underhouse store	Gas Meter Position: Underhouse store
Boiler Position: Bathroom cupboard	Water: Meter
Loft: Insulated & light point	Rear Garden Facing:
Total Floor Area: approx. 96 Sqm	Square foot: approx. 1,033 Sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Floor Plan



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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