

Broadsands Avenue, Broadsands, Paignton, TQ4 6JL

Eric Lloyd &Co.





£379,950 Freehold

A Rare Opportunity in Sought-After Broadsands. A charming **TWO BEDROOM DETACHED BUNGALOW** requiring modernisation, just a short stroll away from Broadsands Beach.

This represents an exciting opportunity for those seeking a property with considerable potential in one of the area's most desirable coastal locations.

Offered with front and rear gardens, generous driveway parking, a detached garage and a particularly spacious loft, this little gem is ideally suited to buyers looking to create a home tailored to their own requirements.

One of the property's most appealing features is the large loft space, which offers exciting scope for conversion, subject of course to the necessary planning permissions and building regulations. This could potentially provide additional accommodation and significantly enhance the property's versatility.

The accommodation is approached via a traditional entrance hallway, providing access to the principal rooms. The living room enjoys a front-facing window and features a tiled fireplace, creating a pleasant focal point. To the rear is the kitchen/breakfast room, fitted with a range of wall and base units, work surfaces and a ceramic sink. A useful pantry cupboard and airing cupboard housing the hot water cylinder provide valuable storage, while a wall-mounted Glow-worm boiler serves the central heating system. A rear lobby provides direct access to the garden.

There are two double bedrooms, with one positioned to the front and the other to the rear, together with a separate bathroom and W.C, currently fitted with a coloured suite.

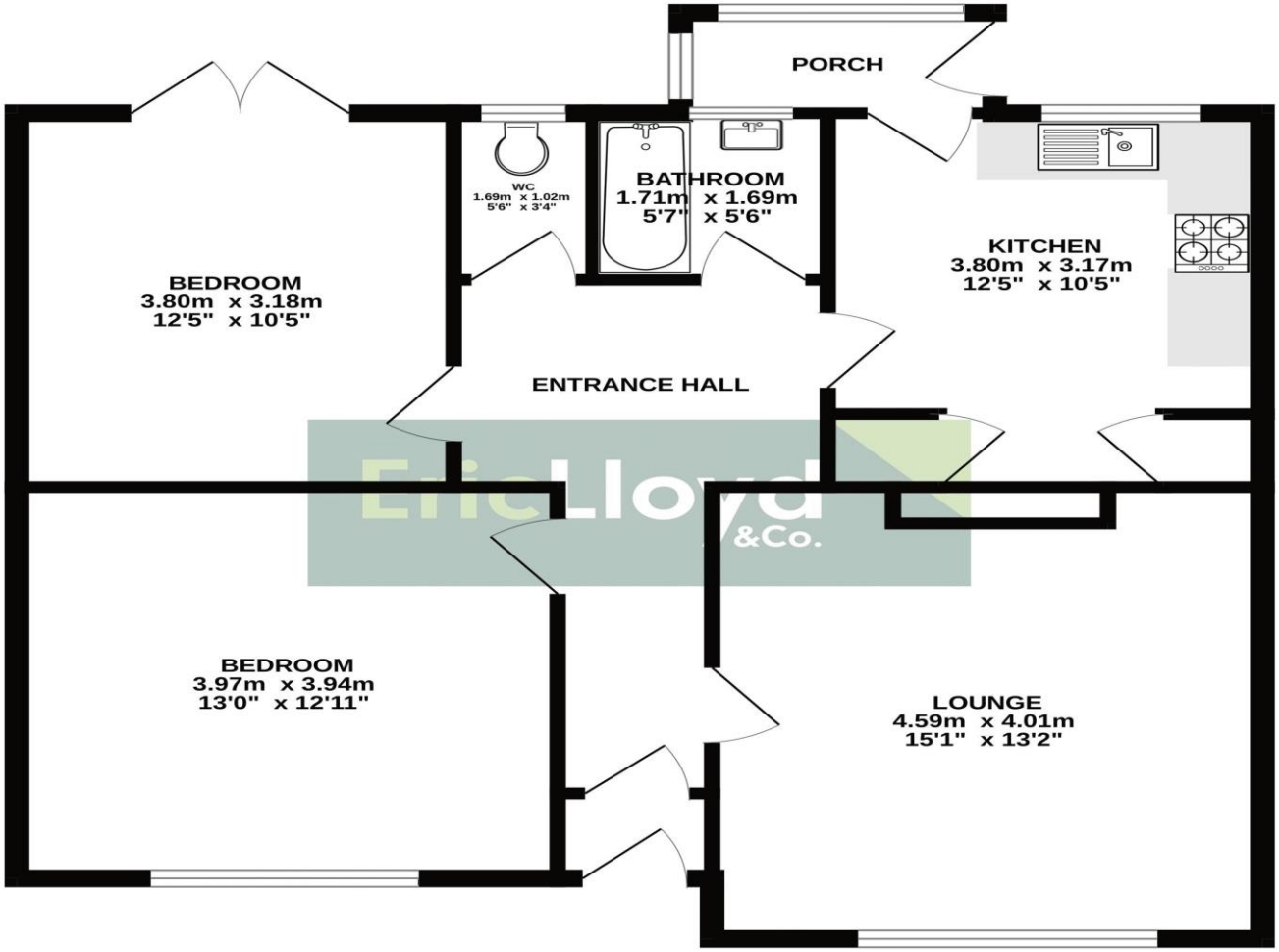
Outside, the property continues to impress. The front garden is complemented by a substantial driveway providing parking for numerous vehicles, leading to a detached single garage with metal double doors to the front and a useful side access door opening towards the rear garden. The gardens are predominantly laid to lawn, with the rear enjoying established conifer screening, various shrubs and a variety of productive pear and apple trees. To the side of the bungalow is a particularly wide paved garden area, offering excellent potential for a greenhouse, shed, workshop or additional outdoor entertaining space.

The location is a major attraction. Broadsands is renowned for its picturesque coastline, sandy beach and attractive residential setting. The property is situated just a few minutes' walk from Broadsands Beach, providing easy access to the shoreline and the South West Coast Path, where walkers can enjoy spectacular coastal scenery and views across the surrounding coastline.

The Dart Valley steam railway line for steam train enthusiasts also runs over the famous 'Brunel' viaduct a few hundred metres away. With its peaceful setting, proximity to the beach, excellent outside space and substantial potential for improvement and enlargement, this offers a rare opportunity to acquire a detached bungalow in a highly sought-after coastal location. Early viewing is strongly recommended to appreciate both the existing accommodation and the exciting possibilities this property presents.

For sale with NO ONWARD CHAIN

GROUND FLOOR
75.3 sq.m. (810 sq.ft.) approx.



TOTAL FLOOR AREA : 75.3 sq.m. (810 sq.ft.) approx.

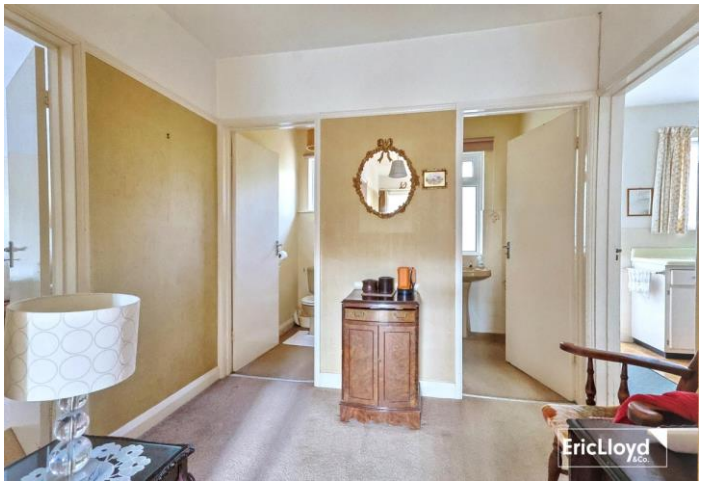
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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ENERGY PERFORMANCE RATING: TBC COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% / THREE 81% / VODAPHONE 72% / O2 65%

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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