



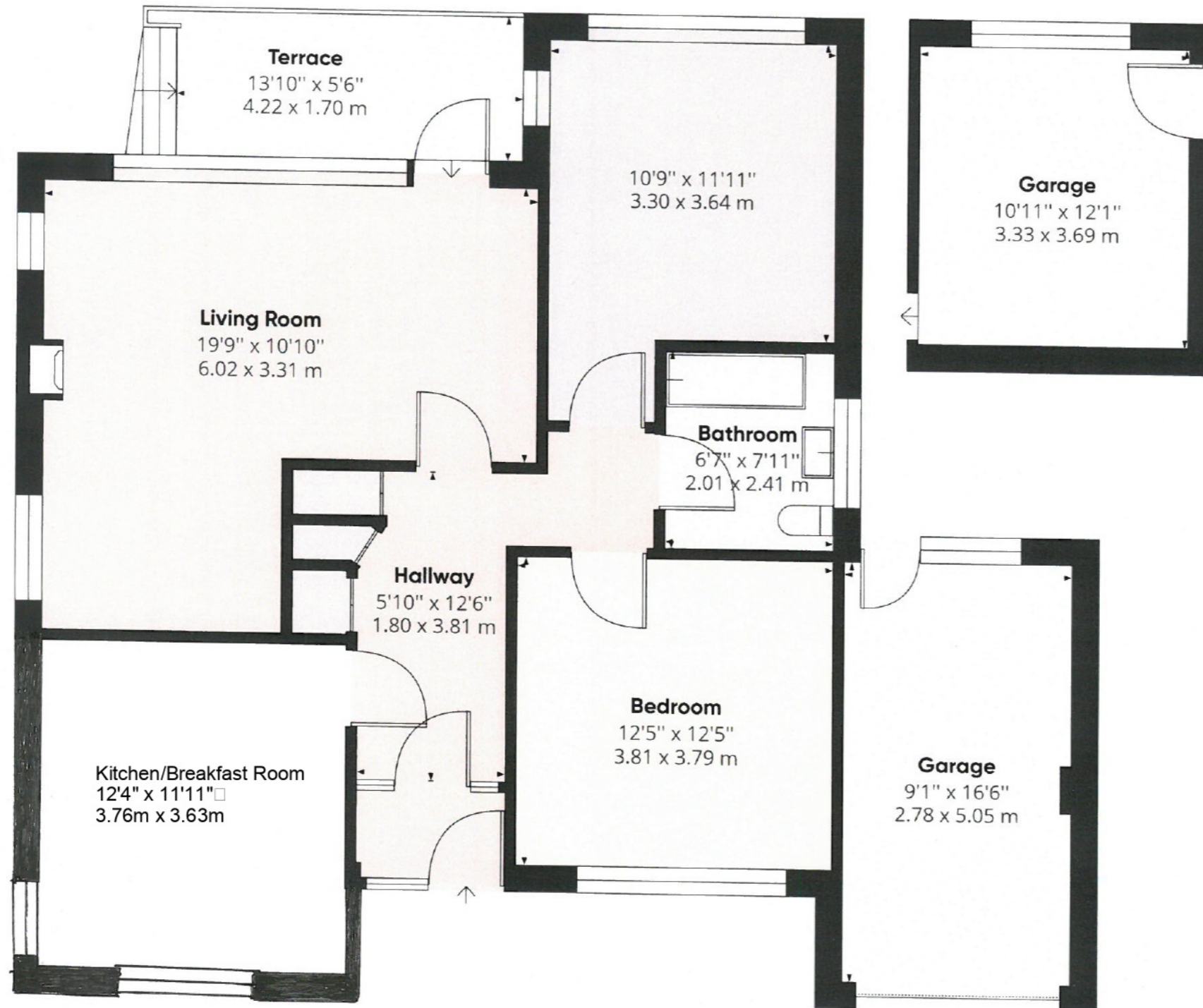
**Ridgewater**

Local • Independent • Experts

**2 Bedroom Detached Bungalow for Sale in Blue Waters  
Drive, Paignton**

Offers in Excess £400,000

# FLOOR PLAN



Approximate total area<sup>(1)</sup>

1070.84 ft<sup>2</sup>

99.48 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

# DESCRIPTION

Charming Two-Bedroom Detached Bungalow in Blue Waters Drive, Broadsands

No Chain - Some Updating Required

Situated in the highly sought-after Blue Waters Drive area of Broadsands, this delightful two-bedroom detached bungalow offers a fantastic opportunity for a new owner to add their personal touch. Boasting a tranquil open outlook and convenient access to the South Devon coastal footpath, this property is a hidden gem.

This light and airy bungalow presents a spacious lounge/dining room with a charming balcony offering scenic views. The well-appointed kitchen/breakfast room provides ample space for culinary endeavours. Two comfortable double bedrooms and a bathroom complete the accommodation.

The property benefits from gas fired central heating and double glazing throughout, ensuring year-round comfort.

Key Features:

- \* Two Double Bedrooms \*
- \* Spacious Lounge/Dining Room with Rear Balcony and Open Outlook \*
- \* Generous Kitchen/Breakfast Room \*
- \* Rear Garden with Balcony \*
- \* Garage and Driveway \*
- \* Gas Fired Central Heating and Double Glazing \*
- \* Front and Rear Gardens \*
- \*Under House Storage Area \*

Room Details:

**Entrance Porch:** Double glazed entrance door, tiled floor, radiator, courtesy light. Inner door to spacious entrance hall.

**Spacious Entrance Hall:** Cloaks cupboard, radiator, shelved storage cupboard, further cupboard housing 'Baxi' gas fired combination boiler.

**Lounge/Dining Room (10' 10" x 19' 9" / 3.31m x 6.02m):** A light-filled, L-shaped room with an open outlook. Perfect for entertaining or relaxing.

**Kitchen/Breakfast Room (12' 4" x 11' 11" / 3.76m x 3.63m):** Features a range of fitted wall and base cupboards, roll edge working surfaces, and an inset 1 + 1/4 bowl stainless steel sink and drainer.

**Bedroom 1 (12' 5" x 12' 5" / 3.81m x 3.79m):** Spacious and bright with a double glazed window to the front. Radiator.

**Bedroom 2 (11' 11" + Door Recess x 10' 9" / 3.64m x 3.30m):** Offers double glazed windows to the rear and side aspects, providing ample natural light.

**Bathroom/W.C: (7'11" x 6'7" / 2.41m x 2.01m)** Features a white suite comprising a panelled bath with mixer tap and shower attachment over, pedestal wash basin, and close coupled W.C. Tiled walls, heated towel rail.

Outside:

A driveway leads to the attached **garage (16'6" x 9'1" / 5.05m x 2.78m)**, providing ample parking. The front garden is beautifully landscaped with shrubs and flower borders. A path and gate lead to the rear garden, which features a lawn, paved path, and seating area.

The under-house storage area **(12'1" x 10'11" / 3.69m x 3.33m)** offers additional versatile space. (approx 5ft head height)

Location:

Blue Waters Drive is conveniently located, with shops, bus services, and the South Devon coastal footpath within easy reach. Brixham and Paignton town centers are equidistant, approximately 2.5 miles away.

This property offers a fantastic opportunity for those seeking a tranquil yet accessible home. Internal viewing is highly recommended to fully appreciate its potential.

EPC D

Council Tax Band E

Viewings by appointment only.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to

obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

# PHOTOS

---





**Paignton Office**

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

**Tel:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)



**Torquay Office**

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

**Call:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Consumer Protection from Unfair Trading Regulations 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.