



Brunel Road, Broadsands, Paignton

£350,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322

70 BRUNEL ROAD, BROADSANDS, PAIGNTON, DEVON TQ4 6HP

A Detached Bungalow in a popular location | No Chain | In Need of Modernisation  
Entrance Porch | Inner Hall | Lounge | Dining Area | Kitchen | Sun Room | Bathroom  
Separate W.C | 3 Bedrooms Front & Rear Gardens | Single Garage  
Stunning Sea Views | Viewing Highly Recommended.

A spacious detached bungalow set in a popular area with accommodation arranged over one floor comprising entrance porch, inner hall, lounge, dining area, kitchen, sun room, three bedrooms, bathroom, separate W.C and garden room. Externally the property benefits from front and rear gardens with stunning sea views from the lounge, dining area and rear garden and garage to the front. The property is being sold with no upward chain and viewing is highly recommended.

### The Accommodation Comprises

Aluminium framed obscure glazed front door opening into

**ENTRANCE PORCH** 2' 0" x 3' 11" (0.61m x 1.19m) With door to

**INNER HALL** 10' 0" x 14' 0" (3.05m x 4.27m) With two ceiling light points, radiator, doors to principle rooms, access to loft, airing cupboard with water cylinder, slatted shelving.

**LOUNGE** 12' 11" x 16' 0" (3.94m x 4.88m) Double aspect room with uPVC double glazed windows to the side and front, two radiators, ceiling light point, coving, stunning elevated sea views towards Torquay.



**DINING AREA** 10' 0" x 8' 10" (3.05m x 2.69m) Double aspect room with uPVC double glazed windows to the front and side, radiator, ceiling light point, coving, door into



**KITCHEN** 11' 0" x 8' 0" (3.35m x 2.44m) With matching wall, base and drawer units with roll edge work surfaces over, display shelving, inset stainless steel sink with monobloc mixer taps and matching drainer, partly tiled walls, ceiling strip light, built-in eye level oven and grill, vinyl wood effect flooring, door to



**SUN ROOM** 8' 0" x 6' 0" (2.44m x 1.83m) With ceiling strip light, power point, vinyl parquet style flooring, obscure aluminium framed door to rear garden.





**BEDROOM 1** 12' 0" x 9' 0" (3.66m x 2.74m) Double bedroom with uPVC double glazed window to the rear, ceiling light point.



**BEDROOM 2** 9' 0" x 9' 0" (2.74m x 2.74m) With ceiling light point, textured ceiling, radiator, uPVC double glazed window to the rear, built-in wardrobes with sliding door, hanging rail and shelving.

**BEDROOM 3** 9' 0" x 8' 10" (2.74m x 2.69m) With uPVC double glazed window to the side, radiator, ceiling light point, textured ceiling, built-in wardrobes with sliding doors, shelving and hanging rail.

**BATHROOM** 6' 0" x 5' 0" (1.83m x 1.52m) With matching two piece suite comprising panelled bath, hand grips, mixer tap, electric shower, ceiling light point, glass shower screen, pedestal wash hand basin, heated towel rail, wall mounted mirror fronted medicine cabinet, shaver point, obscure uPVC double glazed window to the side.



**SEPARATE W.C** 6' 0" x 2' 0" (1.83m x 0.61m) With ceiling light point, low level W.C, wall hand grips.

**OUTSIDE**

**FRONT** To the front of the property is a low level block wall with flower beds with mature shrubs, concrete steps to level patio seating area and access to under house storage, access to the rear of the property, gas meter to the front, raised plant bed, steps leading to front door.

**REAR** The rear garden is enclosed with a mixture of panelled fencing and natural hedgerow and is arranged two terraces with patio seating area, pond with stone surround, mature bushes and shrubs, fruit trees. To the rear boundary there is elevated sea views and views of the surrounding area, greenhouse, outside tap, various raised plant beds and external access to the



**GARDEN ROOM** 9' 0" x 8' 0" (2.74m x 2.44m) With ceiling strip light, obscure aluminium framed door.

**SINGLE GARAGE** 16' 0" x 10' 0" (4.88m x 3.05m) With double glazed window to the side, electric roller door, light and power.

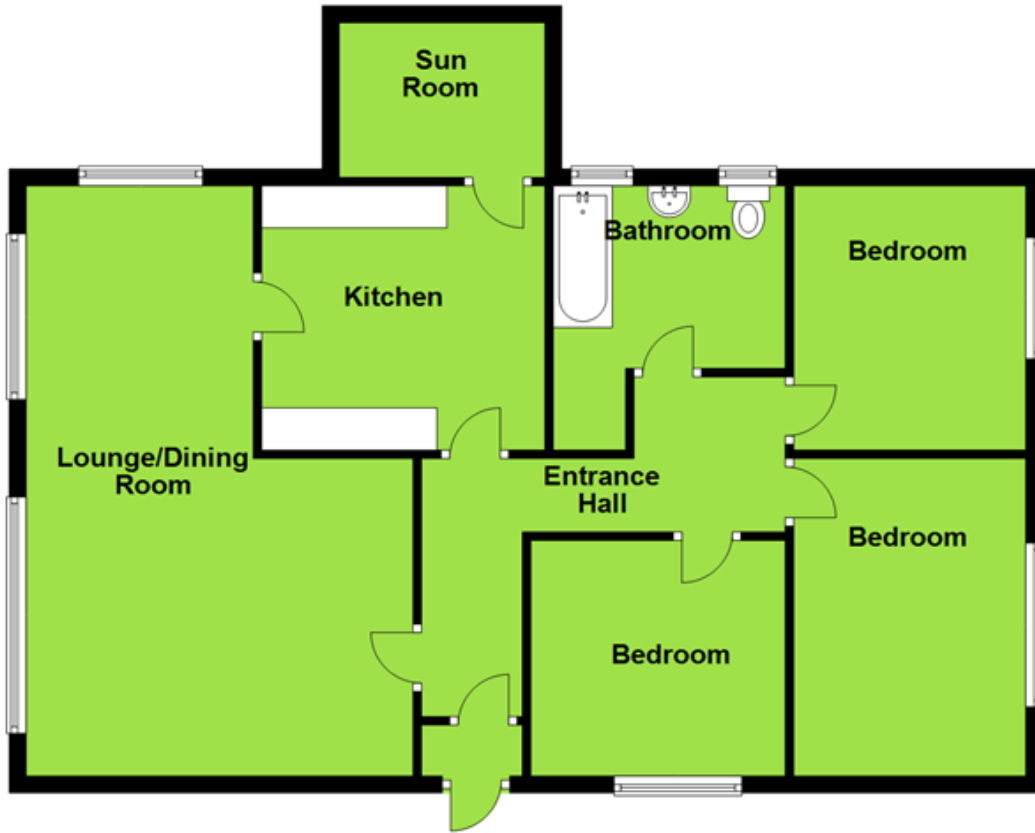
|  |                                     |
|--|-------------------------------------|
| Age: (unverified)                          | Postcode: TQ4 6HP                   |
| Current Council Tax Band: E                | Stamp Duty:* £7,500 at asking price |
| EPC Rating: E                              |                                     |
| Electric meter position: Under house store | Gas meter position: Outside front   |
| Boiler positioned: under house store       | Water:                              |
| Loft: Boarded                              | Rear Garden Facing:                 |

This information is given to assist and applicants are requested to verify as fact.

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

This floor plan is not to scale and should only be used as a guide

### Ground Floor



**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.

W657 Printed by Ravensworth 01670 713330