



**Lower Fowden | Paignton | TQ4 6HS**

**Asking Price Of £489,950**

A spacious detached 2/3 bedroom bungalow positioned in the ever desirable location of Broadsands, Paignton. The bungalow offers ample space and comprises of a welcoming entrance hallway, a large open living room/diner, a kitchen, two double bedrooms on the ground floor, a family shower room and further enormous multi purpose room/third bedroom on the first floor. The bungalow boasts gorgeous sea views across the bay and is within easy reach of Broadsands beach, local shops, pharmacies, bus links, supermarkets and more. The property is being offered with no onward chain.

- EXCEPTIONAL SEA VIEWS
- LARGE ACCOMMODATION
- AMPLE OFF ROAD PARKING AND GARAGE
- SOUTH EAST FACING REAR GARDENS
- NO CHAIN!
- SOUGHT AFTER BROADSANDS LOCATION

**ENTRANCE HALLWAY** A uPVC double glazed front door opening into a bright and welcoming hallway with doors leading to the adjoining rooms. A deep fitted airing and storage cupboard, telephone point and gas central heated radiator.

**LIVING ROOM/DINER** - 8.78m x 3.93m (28'9" x 12'10") A large open living room/diner perfect for entertaining. Sea views across to Torquay, space for an abundance of furniture, triple aspect double glazing with uPVC double glazed windows to the front aspect and sides as well as uPVC double glazed French doors leading into the conservatory. Stairs rising to the first floor, a gas fireplace with a marble surround and three gas central heated radiators.

**KITCHEN/BREAKFAST ROOM** - 3.89m x 3.65m (12'9" x 11'11") A range of overhead, base and drawer units with square edged work surfaces. A 1 bowl composite sink and drainer unit, an electric eye level double oven with grill integrated, a four ring induction hob with extractor hood above. Space and plumbing for a washing machine, dishwasher and fridge freezer. Two sizeable larder units, complimentary tile backsplash, Worcester combination boiler, uPVC double glazed window and a uPVC double glazed door leading into the conservatory.

**CONSERVATORY** - 3.87m x 2.41m (12'8" x 7'10") A spacious conservatory overlooking the well maintained rear gardens, sea views across Broadsands and the horse fields. Triple aspect double glazing and sliding patio doors leading to the gardens.



**BEDROOM ONE** - 4.05m x 3.64m (13'3" x 11'11") A large master bedroom to the front aspect of the bungalow with sea views across to Torquay. uPVC double glazed windows and a gas central heated radiator.

**BEDROOM TWO** - 3.22m x 2.99m (10'6" x 9'9") A further double bedroom with an outlook into the rear gardens. uPVC double glazed windows and a gas central heated radiator.

**BATHROOM** A sizeable family shower room comprising of a low level flush WC, a pedestal wash hand basin, a walk in triple shower unit and a bidet. Tiled walls and flooring, two uPVC double glazed windows, extractor fan and a chrome heated towel rail.

## FIRST FLOOR

**LOFT ROOM** - 9.61m x 3.92m (31'6" x 12'10") A sun soaked room with views across the bay. A vast amount of space for furniture, vaulted ceilings and Velux windows and a further uPVC double glazed window and eaves storage. Due to the size of the room it could be used for multiple purposes such as bedroom, additional living room, office, craft room etc.

**OUTSIDE** A south east facing rear garden that has been thoughtfully designed for ease of maintenance, following the sun throughout the day and to also maximise the incredible view. The garden boasts two large patio areas perfect for alfresco dining and entertaining, a lawn section, a selection of mature shrubs and plants and a greenhouse. Open sea views across the bay and a courtesy door leading into the garage.

**PARKING** A block paved driveway allows off road parking for multiple vehicles up to the garage.

**GARAGE** - 5.73m x 2.52m (18'9" x 8'3") An electric garage door, overhead lighting and electrical points.

## UNDER HOUSE STORAGE

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.

Address 'Lower Fowden, Paignton, TQ4 6HS'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

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