



St. Mawes Drive | Broadsands Park | Paignton | TQ4 7NS

Offers Over £279,950

A substantially sized three bedroom detached family home located in the desirable location of Broadsands Park, Paignton. The property comprises of a welcoming entrance porch, a large living room/diner, a kitchen, three double bedrooms, a family bathroom, off road parking, rear gardens and a garage. The home is ideally positioned within a short walk of an array of amenities and several beaches such as Broadsands beach and Goodrington near by, schools, Cherrybrook doctors and dentists, pharmacies, local shops and supermarkets, bus links and much more. The property is being offered with no onward chain!

- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS
- NO CHAIN!
- OFF ROAD PARKING
- GARAGE
- REAR GARDENS

ENTRANCE PORCH A uPVC double glazed front door opening into a welcoming inner porch way with uPVC double glazed windows to the side, overhead lighting and a secondary door opening into:-

LIVING ROOM/DINER - 7.8m x 3.26m (25'7" x 10'8") A wonderfully large living room/diner boasting space for an abundance of furniture. Double aspect double glazing with floor to ceiling windows to the front aspect overlooking the front gardens and uPVC double glazed sliding patio doors leading out to the rear gardens. Gas fire, Tv and internet points, an electric night store heater, door leading into the kitchen and a further door leading into the hallway.

KITCHEN - 2.9m x 2.51m (9'6" x 8'2") A sizeable kitchen boasting a range of overhead, base and drawer units with roll edged work surfaces above. A 1 bowl stainless steel sink and drainer unit, the gas oven is a single oven with separate grill above the oven and 4 ring gas hobs. Extractor hood above. Space and plumbing for a washing machine, uPVC double glazed windows and uPVC double glazed door leading out to the sunny rear gardens.

FIRST FLOOR

BEDROOM ONE - 4.35m x 3.24m (14'3" x 10'7") A brilliantly large master bedroom to the front aspect of the property boasting space for an abundance of furniture. uPVC double glazed windows with a beautiful open outlook and a night store heated radiator.



BEDROOM TWO - 3.29m x 3.24m (10'9" x 10'7") A further greatly spacious double bedroom offering ample room. uPVC double glazed window.

BEDROOM THREE - 3.43m x 2.46m (11'3" x 8'0") A third generously sized double bedroom again to the front aspect of the home. uPVC double glazed window and a night store heated radiator.

BATHROOM A sizeable family bathroom comprising of a low level flush WC, a pedestal wash hand basin and a panelled bath unit with shower attachments above. Tiled walls, uPVC obscure double glazed windows and a deep airing cupboard housing the immersion heater.

OUTSIDE

REAR GARDEN A sunny and level rear garden that is predominantly laid to lawn with a variety of mature shrubs and plants. A sizeable patio area ideal for outdoor dining and a walkway that leads to the front of the property. Outside shed to the side.

PARKING Off road parking for a vehicle leading up to the garage with a front garden to the side that could allow for a further parking space STPP. There is also ample on road parking.

GARAGE A metal up and over door, overhead lighting and electrical points, gas and electric meters and a courtesy door opening into the house.

Address 'St. Mawes Drive, Broadsands Park, Paignton, TQ4 7NS'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

Contact Details

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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.