



Taylor's
sales & lettings

Asking Price Of £290,000

Broadlands Road,
Paignton, TQ4 5NZ

A four bedroom family home that comprises of a welcoming entrance hallway, a living room that leads through to a large kitchen/diner, four bedrooms, a spacious family bathroom, sunny rear gardens, garage with handy under house storage, and off road parking. The property is ideally situated within easy reach of both primary and secondary schools, an array of supermarkets, Paignton zoo, bus links, clennon valley and more. The property is being sold with no onward chain!



ENTRANCE HALLWAY A uPVC double glazed front door opens into a welcoming entrance hallway, featuring stairs rising to the first floor, doors leading to the adjoining rooms, useful under stairs storage, and a gas central heating radiator.

LIVING ROOM A bright and spacious living room positioned to the front of the property, offering ample space for a range of furnishings and enjoying far reaching sea views across to Thatcher Rock. Additional features include uPVC double glazed windows and a gas central heating radiator. Double doors open seamlessly into the kitchen/diner, creating an excellent flow for modern family living.

KITCHEN/DINER A well appointed and generously proportioned kitchen/diner, ideal for both everyday family life and entertaining. The kitchen is fitted with a comprehensive range of wall, base, and drawer units complemented by quartz work surfaces. There is a composite sink and drainer unit, space for a range style cooker, fridge/freezer, and washing machine, along with tiled splashback. A large central island/breakfast bar provides additional storage and workspace, while the dining area comfortably accommodates a 6/8 seater table. uPVC double glazed windows and a uPVC double glazed door provide access to the rear garden.

BEDROOM FOUR / STUDY A versatile and spacious ground floor room, perfectly suited for use as a fourth bedroom, home office, playroom, or additional reception room. The room benefits from a uPVC double glazed window and a gas central heating radiator.

FIRST FLOOR

BEDROOM ONE A generous principal bedroom located at the front of the property, enjoying far reaching sea views towards Thatcher Rock. The room offers ample space for bedroom furnishings and benefits from uPVC double glazed windows and a gas central heating radiator.

BEDROOM TWO A spacious second double bedroom overlooking the rear garden, featuring a uPVC double glazed window and a gas central heating radiator.

BEDROOM THREE A well proportioned third bedroom situated at the front of the property, benefiting from a uPVC double glazed window and a gas central heating radiator.

FAMILY BATHROOM A spacious family bathroom comprising a low level flush WC, vanity wash hand basin with fitted storage beneath, panelled bath, and a walk in double shower. The room is finished with tiled walls and flooring, and further benefits from a loft hatch, shaver point, two obscure uPVC double glazed windows, and a chrome heated towel rail.

OUTSIDE

REAR GARDEN The property enjoys a sunny west facing rear garden, featuring a raised deck accessed directly from the kitchen, with steps leading down to a lawn and patio area. Additional features include a fish pond with fountain, outdoor electrical points, and an external water tap.

GARAGE & CELLAR A larger than average garage with double doors, electrical points, and a courtesy door providing access to the rear garden. An internal door leads to a substantial cellar area, offering excellent storage space and housing the Worcester boiler.

PARKING Off road parking is available to the front of the property.



Address ‘Broadlands Road, Paignton, TQ4 5NZ’

Tenure ‘Freehold’

Council Tax Band ‘C’

EPC Rating ‘69 | C’

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ