

# 76, Broadsands Avenue

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Paignton, TQ4 6JW

Brixham 2.5 miles Dartmouth 5.5 miles Torquay Marina 5.5 miles

Immaculately presented three bedroom detached bungalow quietly situated on a corner plot with larger than average double garage in the always popular area of Broadsands.

- Detached Three Bedroom Bungalow
- Immaculately Presented Throughout
- Larger than Average Double Garage
- Ample Off Road Parking
- Council Tax Band D
- Ideally Situated Close the Beach
- Offered with No Forward Chain
- Secluded Southerly Facing Garden
- Stylish Refurbished Home
- Freehold

## Asking Price £500,000

### SITUATION & DESCRIPTION

Immaculately presented three bedroom detached bungalow quietly situated on a corner plot with larger than average double garage in the always popular area of Broadsands. Close to the beach and local amenities this single level living property would be the perfect choice for anyone looking for a home with a coastal lifestyle. This stunning property briefly comprises of three bedrooms with an ensuite to the master, modern fitted kitchen with utility room and contemporary family bathroom. Outside the property enjoys ample off road parking for 3/4 cars and boasts a larger than average detached double garage. The Southerly facing rear garden affords a high degree of privacy and seclusion with a covered patio and a level lawn.

Set between Torquay and Brixham in the sheltered and beautiful waters of Torbay, Broadsands is a hidden gem in the heart of the English Riviera. This area gained its reputation as a place to see and be seen during the days of Queen Victoria when it was compared to the French and Italian Rivieras due to its sunny climate, breath taking coastal views and long, safe sandy beaches. Broadsands Beach has also been awarded Blue Flag status. The South West Coastal Path sits on the doorstep, as well as easy access to woodland walks through to the prestigious Churston Golf Course and Elberry Cove shingle beach, home to the remains of Lord Churston's bathhouse, a romantic 18th century ruin.

Broadsands is conveniently located near the amenities of Churston Broadway, within equal distance of the lively towns of Paignton and Brixham, both of which have all the local amenities one would expect including shops, restaurants, theatres and bars.







## ACCOMMODATION

Step into this beautifully presented bungalow through a welcoming porch, leading to a spacious and inviting entrance hall complete with built-in storage cupboards and access to all rooms. The modern fitted kitchen impresses with its sleek range of eye-level and base units, complemented by an inset 1 1/2 bowl sink and drainer. Designed with both style and functionality in mind, the kitchen boasts integral appliances, including a double oven, electric hob with cooker hood, and dishwasher, with ample space for an American-style fridge freezer. Light streams in through windows to the side and rear, offering lovely views of the garden. The utility room, conveniently located at the rear of the kitchen, offers additional storage with base-fitted units and space for a washing machine. Single-glazed windows to the side and rear provide garden views, while a rear door allows direct outdoor access. The sitting room is perfectly positioned to enjoy the sunny aspect, with a large double-glazed bay window flooding the space with natural light. A charming mid-century tiled fireplace serves as the room's focal point, and French doors lead directly to the secluded patio and rear garden. The property boasts three well-appointed bedrooms, with bedrooms one and two offering comfortable double accommodations. Bedroom one features a double-glazed bay window, fitted mirrored wardrobes, and a contemporary ensuite, complete with a low-level WC, a vanity unit with a wash hand basin and a shower cubicle with a mixer shower, all enhanced by fully tiled walls and flooring. Bedroom three is a cosy single room with a rear-aspect double-glazed window, ideal for versatile use. Completing the home is the stunning family bathroom, featuring a sleek three-piece suite that includes a low-level WC, a wash hand basin with a vanity unit below and mirrored cupboard above, and a luxurious standalone bath with mixer taps and a shower attachment perfect to unwind after a day on the beach.

## OUTSIDE

The property is approached via a gravelled driveway, offering ample parking for 2–3 vehicles, with convenient side access available on both sides. The rear garden provides a tranquil and private retreat, featuring a covered patio perfect for al fresco dining or enjoying the sunshine. Block paving on one side of the property leads to a useful storage area, while a gravelled path on the opposite side also provides access to the driveway. Steps ascend to the main garden, a well-maintained lawn adorned with specimen trees and shrubs enclosed by 'hit-and-miss' fencing. The detached, larger-than-average double garage offers exceptional versatility, accommodating 2–3 vehicles or serving as a secure space for a boat or other recreational equipment. With power and lighting, this garage is a valuable addition, adaptable to suit a variety of needs.

## SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Standard and Superfast broadband supplied by Openreach available in the area. Mobile networks available are EE, Three and Vodafone.

## LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel: 01803 201 201 E-mail: fss@torbay.gov.uk.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay take the A379 road to Paignton. On reaching Paignton follow the seafront road and then re-join the A379 Dartmouth Road. At the top of the hill take the turning on your right into Broadsands Park Road, follow the road down taking the fourth turning on your right into Broadsands Ave, where the property can be found at the end of the road on the corner almost directly opposite you.

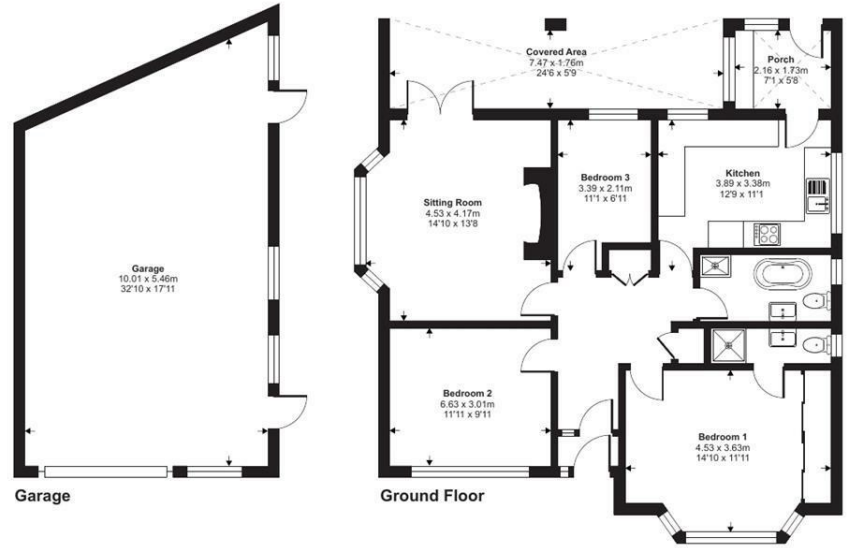






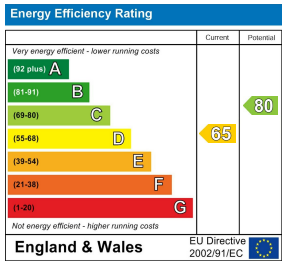
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6 Vaughan Parade, Torquay,
TQ2 5EG

torquay@stags.co.uk

01803 200160

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