



**JOHN COUCH**  
THE ESTATE AGENT

55 Blue Waters Drive  
Broadsands Paignton Devon

**£585,000 Freehold**



55 Blue Waters Drive  
Broadsands Paignton Devon TQ4 6JF

£585,000



A detached four bedroom home with some sea views set on a level plot with sunny gardens, garage, driveway and parking, in a sought-after location close to Broadsands Beach

- Sitting/dining room ■ Kitchen
- Conservatory ■ 4 Bedrooms ■ 2 Bathrooms
- Detached garage ■ Driveway parking ■ Sea views
- Sunny, level gardens ■ Opportunity for enhancement

#### FOR SALE FREEHOLD

Built as a single storey two bedroom bungalow approximately sixty years ago this detached house has undergone some alterations over the intervening years and now provides two additional bedrooms and a shower room in the roof space, a conservatory to the rear and potential for further enhancements. There is a small single garage, off road parking and level gardens to the front and rear.

#### LOCATION

Blue Waters drive is set in an area of Tor Bay which is sought after for its easy access to the beach at Broadsands and the South West Coastal Path. The facilities at nearby Churston Broadway include a post office, general store, chemist, café and public library which form a real community hub. Further facilities are available in the nearby village of Galmpton including a primary school (subject to admissions policy), GP surgery and well-regarded pub.

A grammar school is located at Churston Ferrers along with a farm shop, golf course with amazing coastal views and a heritage railway station servicing the Dart Valley Seam Railway.

From the nearby Dartmouth Road buses run to Brixham in the west and Paignton and Torquay in the east with a service also running to Kingswear where a passenger ferry links to Dartmouth. Nearby are an excellent range of supermarkets, home stores and the South Devon College.

#### INTERIOR

From the driveway a path leads to the entrance from where bay views can be seen and where the front door opens to the entrance hall which has a useful double cloaks cupboard. This sitting/dining room runs the length of the house and naturally divides to provide a sitting area to the front of the house where a large picture window floods the room with light and a fireplace acts as a focal point.

To the rear is space for dining table and chairs and access to the conservatory. A door leads directly to the kitchen which has a range of wall and base units and two built-in cupboards one being the original pantry. Adjacent to the kitchen is the conservatory which provides a spacious room to enjoy the garden in inclement weather. This room has space and plumbing for laundry appliances and gives access to a cloakroom/WC.

There are two double bedrooms at ground floor level, the larger one is set to the front of the house and has views over the garden and has a built-in double wardrobe and to the rear the bedroom two has views over the back garden. The family bathroom has a WC, sink, bath and shower.

VIEWING BY APPOINTMENT ONLY

Returning to the hallway the stairs rise to the first floor where there are two further bedrooms. Bedroom three has an en-suite shower room and views over the back garden and surrounding area. Bedroom four is a larger dual aspect room providing views across the gardens and into Tor Bay where the breakwater at Brixham can be clearly seen.

### **OUTSIDE**

The front garden has a level lawn with neat borders bounded by a stone wall with a driveway to the right side which leads to the single detached garage which has light and power, two windows and an up and over door. This garage might be too small for many modern cars but does provide a useful space which offers some potential.

The back garden can be accessed from the side of the house or from the conservatory and are a highlight of the property. The garden has a level lawn bordered by mature shrubs planted to provide form and colour throughout the year, with several terraced areas, ideal places to relax and enjoy the sunshine.

### **AREA**

Located in Tor Bay on the South Devon Coast, the area is known for its stunning coastline which is dotted with sandy beaches and coastal footpaths that lead to hidden coves and charming villages. The seaside towns of Brixham, Paignton and Torquay are close by and all have seafront esplanades perfect for level waterside walks.

There are marinas at Brixham and Torquay and the bay has an excellent range of restaurants, cafés and pubs with many offering superb fresh seafood caught locally at Brixham, the heart of the seafood coast.

Tor Bay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The area has a good range of shops and galleries with further facilities located at two out of town shopping parks close to Torbay Hospital.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

### **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at Totnes and Torquay with a connection at Paignton. The ring road provides easy access to the South Devon Highway which gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

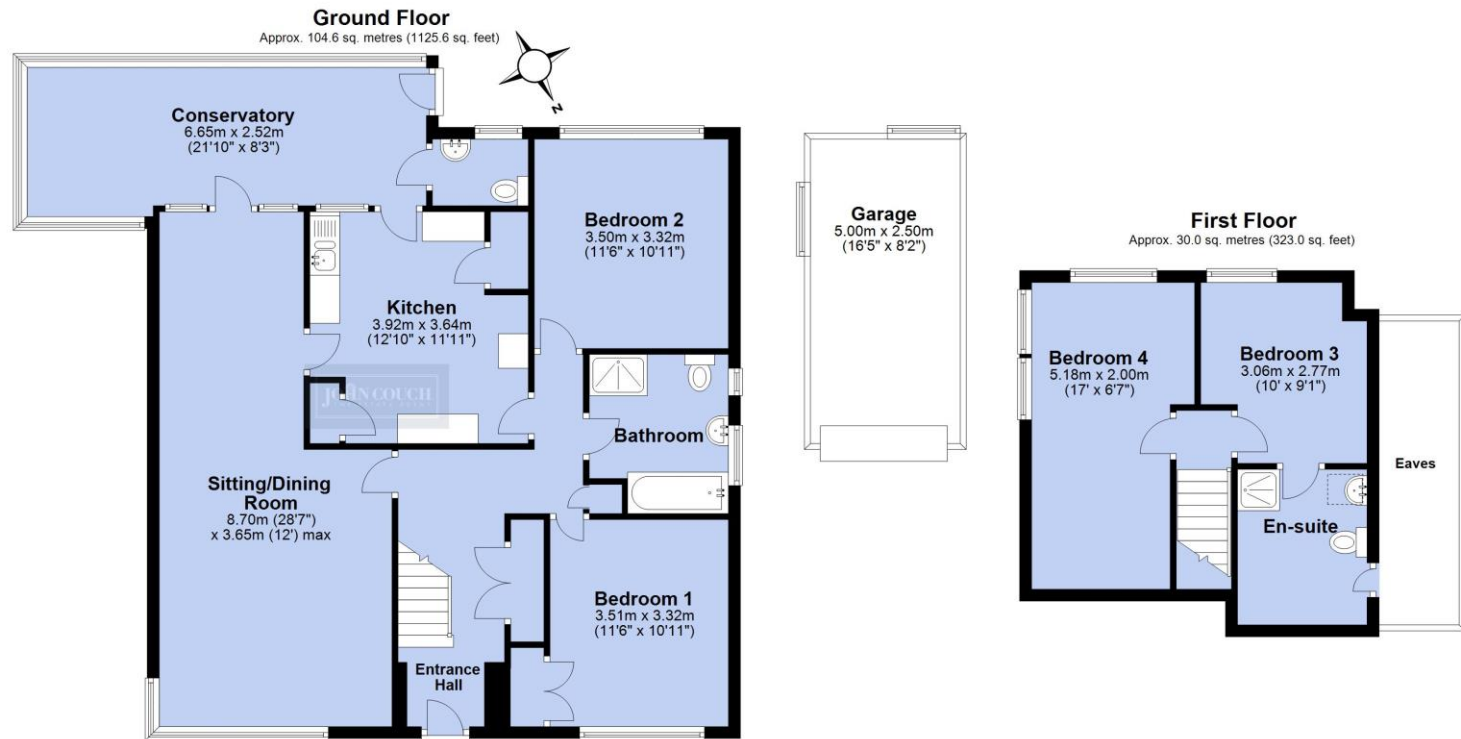
**CURRENT PROPERTY TAX BAND E** (Payable 2024/2025 £2729.04)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Ofcom Data)

**BROADBAND** Standard and Superfast available with Openreach (Ofcom Data)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 134.6 sq. metres (1448.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.