



38 Brunel Road, Broadsands, Paignton, Devon, TQ4 6HW
Freehold Bungalow - Detached
Asking Price £449,950

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Ready to move into, this smart three-bedroom detached bungalow is situated in a highly sought-after residential area in Broadsands, with its coastal views and easy access to the beach. With the historic Dartmouth Steam Heritage Railway as a backdrop, the property is only a short, easy walk to Broadsands Beach, with further access to picturesque South West coastline walks, Elberry Cove, and Churston Golf Club.

A convenient location for facilities at Churston Broadway, including the Convenience Store, Chemists, Fish & Chip Restaurant, Rowcroft Cafe & Shop, Library, and more. The main Torbay line bus service runs along Dartmouth Road found in the same location.

The property underwent a major refurbishment in 2015, including a contemporary kitchen, bathroom, and WC. New electrics were installed in September 2015, and a new central heating system was also installed in September 2015 (Gas Combi Boiler situated in the loft), offering a blank canvas for the next owner to choose their own decor.

The property is entered from the side where a spacious L-shaped hallway separates the living spaces from the bedrooms. To the front is the spacious living room, set up as an open-plan lounge and a dining area. The flow works well with the kitchen adjacent, ideal for entertaining and day-to-day living. The front of the property enjoys some nice elevated views across the surrounding countryside and towards Torquay in the distance, with some sea views. The kitchen offers great practicality with its ample worktop space and side access into the rear garden.

There is a separate family bathroom and WC serving the three double bedrooms. All the bedrooms are of an excellent size and comfortably accommodate a double bed. The third bedroom has direct access to the garden, making it an ideal home office space or study.

Outside, the rear garden is mostly level and enjoys an excellent amount of privacy. It benefits from an abundance of natural light from its sunny south-westerly aspect. The perimeters are secure, ideal for pets and children alike. The large patio terrace spans the width of the bungalow, offering lots of space for seating, tables, as well as sun loungers, etc. The property also benefits from a long driveway leading to a garage.

Council Tax Band: E

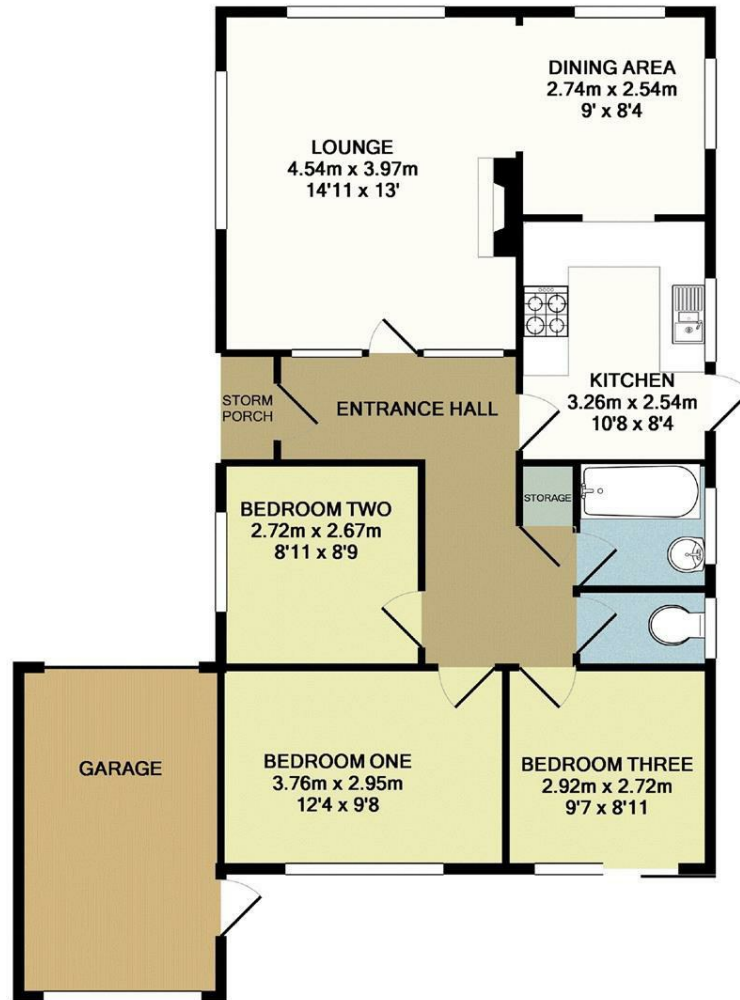


- 3 Good Size Bedrooms
- Countryside & Some Sea Views
- Easy Access to Beach & Golf Club
- Highly Sought After Residential Area
- Very Private Good Size Rear Garden
- Off Road Parking & Garage
- Comprehensively Refurbished Sept 2015
- Chain Free With Vacant Possession

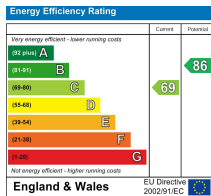




boycebrixham
email property@ljboyce.co.uk call 01803 852736



Current EPC Rating: C



Find us on



Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

boycebrixham

email property@ljboyce.co.uk call 01803 852736