



76 Brunel Road, Broadsands, Paignton, TQ4 6HP  
Freehold Bungalow - Detached  
£535,000

**boyce**brixham  
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This superbly extended bungalow is situated in the highly desirable Broadsands area, a location renowned for its stunning coastal scenery and close proximity to the beach. Just a short walk away from the coastal footpath, Broadsands Beach, and Elberry Cove, this property offers an idyllic seaside lifestyle. Local amenities, including a pharmacy and convenience store with a sub post office, are conveniently located at Churston Broadway. The nearby bustling fishing port of Brixham and the seaside town of Paignton further enhance the appeal of this prime location.

Internally, the bungalow is beautifully presented and filled with natural light, offering magnificent sea and coastal views from several rooms. The accommodation includes three spacious double bedrooms, a family bathroom, and a separate shower room. The lounge/dining room at the front of the house features a large double glazed window that captures the picturesque views of Broadsands Beach and the coastline. The extensive kitchen/breakfast room, equipped with modern appliances and a central island, also boasts fabulous views, making it a delightful space for cooking and dining.

The living spaces continue to impress with a sun lounge at the rear of the bungalow, designed for relaxation and privacy. The sun lounge benefits from a recently fitted insulated roof and double glazed windows and doors that open onto the rear garden. This area is perfect for enjoying afternoon and evening sun. Each of the three double bedrooms is well-appointed, with ample wardrobe space. The bathrooms are modern and stylish, with high-quality fixtures and fittings. The property benefits from gas central heating and PVCu double glazing with the gas combi boiler housed in the large under house storage area, a perfect space for putting paddle boards and suitcases or Christmas decorations etc.

Externally, the property is equally impressive, featuring attractively landscaped front and rear gardens. The front garden is terraced with gentle slopes and provides a welcoming approach to the bungalow. The long driveway leads to a garage with light and power points, offering secure parking and additional storage. The rear garden is a tranquil retreat, with small lawns, recently replaced composite decking, and various seating areas. The top terrace provides a wonderful vista out to sea and across to Portland on clear days.

A notable highlight of the garden is the useful garden studio, complete with light and power points, which also enjoys sea views. The sunny and private aspect of the rear garden makes it an ideal space for relaxation and entertaining. This property, with its combination of superb internal accommodation and beautifully maintained outdoor spaces, offers a rare opportunity to enjoy a coastal lifestyle in a sought-after location. Viewing is highly recommended to fully appreciate the exceptional quality and setting of this extended bungalow.

**Council Tax Band: E**



- Stunning sea and coastal views
- Three spacious double bedrooms
- Light-filled sun lounge with insulated roof
- Useful garden studio with sea view
- Short walk to Broadsands Beach
- Modern kitchen with central island
- Attractively landscaped front and rear gardens
- Driveway and garage for secure parking



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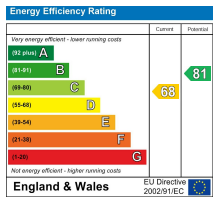


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TOTAL FLOOR AREA: 1426 sq.ft. (132.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Current EPC Rating: D



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.