



**Connells**

Broadsands Bend  
Paignton





## Property Description

This charming three-bedroom detached family home in the desirable Broadsands offers a perfect blend of comfort and scenic beauty. On approach, the property features driveway parking and the added convenience of a garage. Stepping inside, you're welcomed into a bright and spacious lounge, complete with doors that open onto a sun terrace, providing stunning views of the viaducts and steam railway over Broadsands—a truly unique outlook.

The kitchen and breakfast room is well-appointed with built-in appliances and a handy pantry, offering a practical space for family meals. From here, you can access a sunroom that overlooks the beautifully landscaped gardens, creating a peaceful spot for morning coffee or casual dining.

The home includes three good-sized bedrooms, each filled with natural light, and a modern family bathroom. However, the true highlight of this property lies outside. The garden is a true gem, offering a private oasis encased by classic Devon stone walling, mature shrubs, and well-kept plant borders.

The tiered garden features multiple patio areas, including a pergola with fantastic views, perfect for outdoor dining or relaxing. At the top, a delightful summerhouse provides a tranquil space to unwind or take in the panoramic scenery.

This home truly offers a peaceful retreat with breathtaking views and outdoor spaces, making it a rare find in such a desirable location. Perfect for families seeking both comfort and a connection to nature.

## Accommodation

Steps lead up to a wooden decked area and further steps lead to the front door.

## Entrance Hallway

Built in seated area, shelving, laminate flooring, radiator, loft access and doors leading to principal rooms.

## Lounge

18' 4" max x 13' 7" max ( 5.59m max x 4.14m max )

uPVC double glazed window and patio doors to the front aspect, uPVC double glazed window to the side aspect, cast iron feature radiators, laminate flooring, power points and tv point.

## Inner Hallway

Deep storage cupboard housing shelving.

## Bedroom One

12' 3" max x 8' 5" max ( 3.73m max x 2.57m max )

uPVC double glazed window to the front aspect, sliding wardrobes, radiator, tv point, power points and radiator.

## Bedroom Two

11' 2" max x 10' max ( 3.40m max x 3.05m max )

uPVC double glazed window to the rear aspect, modern radiator, power points and shelving.

## Bedroom Three

9' into wardrobe x 8' 1" max ( 2.74m into wardrobe x 2.46m max )

uPVC double glazed window to the front aspect, built in wardrobe, modern radiator and power points.

## Bathroom

uPVC obscure double glazed window to the rear aspect, ceiling spotlights, panel enclosed bath with mixer tap over, low level wc, pedestal wash hand basin, led mirror, modern towel rail, shower cubicle with wall mounted electric shower, part tiled wall, tiled flooring and extractor.

## Kitchen

17' 7" max x 11' max ( 5.36m max x 3.35m max )

uPVC double glazed window to the side and rear aspects, matching wall, base and drawer units, granite worksurfaces, space for oven, breakfast bar, cast iron radiator, plumbing for washing machine 1 1/2 bowl stainless steel sink unit with mixer hose tap over, pantry with power and lighting, space for fridge/freezer and archway leading through to the

## Summer Room

14' 5" max x 8' max ( 4.39m max x 2.44m max )

Triple aspect, uPVC double glazed patio doors to the left and right, uPVC double glazed window to the rear aspect, power points, sliding modern door and vinyl flooring.

## Outside

To the front of the property is a graveled area mature shrub and flower borders.

The rear private terraced garden has a patio area, original Devon stone walling, flower borders and rockery. Steps lead up to the first terrace with flower and shrub borders, decked area, steps lead up to the second terrace with patio area, pergola, firepit and seating area, the third terrace has flower and shrub borders, and a lawned area,

## Summerhouse

13' 5" max x 7' 6" max ( 4.09m max x 2.29m max )

With double aspect windows, power and lighting.

## Garage

16' max x 8' 1" max ( 4.88m max x 2.46m max )

Electric up and over door, power, lighting and boiler.













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**EPC Rating: Awaited**

Tenure: Freehold

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