



Connells

Broadpark Road
Torquay



Property Description

A Substantial Detached Family Home on Broadpark Road, Torquay

Occupying a generous plot in one of Torquay's most desirable residential areas, this impressive detached residence offers space, versatility, and an enviable lifestyle. Set back from the road with a sweeping driveway leading to a double garage, the property combines elegant proportions with flexible living accommodation - ideal for a growing family.

The ground floor boasts an abundance of reception space, with three separate reception rooms offering scope for formal entertaining, relaxed family living, a home office, or hobbies. A well-planned kitchen is complemented by a large utility room, while a convenient ground floor WC adds practicality.

Garden level boasts two extra reception rooms accessed from the garden, including a former utility room. This was previously accessed from the kitchen. This could be reinstated.

Upstairs, the home provides four spacious bedrooms, including a superb master suite with private en-suite shower room. A modern family bathroom serves the remaining bedrooms. Several of the principal rooms open out to two generous balconies, providing elevated views and a perfect spot for morning coffee or evening relaxation.

Outside, the property enjoys mature gardens and ample parking, with the double garage offering secure storage or workshop potential.

Ground Floor

Lounge

19' 5" max x 14' 8" (5.92m max x 4.47m)

Door leading to sun terrace, sea views, overlooking back garden.

Dining Room

13' 8" max x 12' (4.17m max x 3.66m)

Study/ 5th Bedroom

14' 5" x 12' 2" (4.39m x 3.71m)

Kitchen

14' 11" max x 11' 1" (4.55m max x 3.38m)

Large room, modern utilities, new white goods staying with the property.

Double Garage

First Floor

Bedroom 1

14' 8" x 12' 11" (4.47m x 3.94m)

Master bedroom with balcony.

Ensuite

Shower, WC and wash hand basin.

Bedroom 2

12' x 12' (3.66m x 3.66m)

Bedroom 3

12' 8" x 11' 11" (3.86m x 3.63m)

Bedroom 4

11' 4" x 9' 6" (3.45m x 2.90m)

Bathroom

Bath, WC and wash hand basin.

Garden Level

Garden Room

14' 4" x 12' 1" (4.37m x 3.68m)

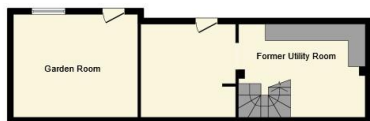
Accessed from the garden.

Former Utility Room

26' 2" x 11' 2" (7.98m x 3.40m)

Previously had access to kitchen. Could be reinstated.





Lower Ground Floor



Ground Floor



First Floor

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Band: G

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Tenure: Freehold



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