



38 Broadsands Avenue, Broadsands, Paignton, TQ4 6JN

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A well-presented spacious property situated on a highly sought after area of Broadsands.



Welcome to a beautifully presented, detached 4-bedroom home situated in the picturesque Broadsands location, known for its tranquility, stunning sea views and coastline. Broadsands beach and Elberry Cove are a short stroll away! This spacious property of approximately 166 square metres combines modern living with elegant aesthetics, ideal for those seeking a serene seaside lifestyle.

The property features immaculate living spaces, which have been finished to an excellent standard, starting with a modern kitchen/dining room equipped with integrated appliances, and ample cupboard and working surface space. From the dining space there is access to a seating area and gorgeous landscaped rear garden perfect for 'Al Fresco' dining which also enjoys open and sea views.

The living room offers a spacious open layout, enhanced by a picture window that frames sea views along with the steam railway line and a cozy fireplace with a mantel. There is also a cosy sun porch perfect for coffee in the mornings! A laundry room is conveniently positioned away from the kitchen. The reception rooms are perfect for both relaxing and entertaining, ensuring plenty of space for the whole family. All four double bedrooms, two on the ground floor and two on the first floor, are designed with comfort in mind. They all have built in wardrobes/storage space. The principal and second/third bedrooms provide super sea views, making each morning a delight watching the sunrise. A family bathroom/w.c. on the ground floor and shower room/w.c. on the first floor serves all of the bedrooms.

Outside, the large beautifully landscaped gardens provide a peaceful oasis, coupled with ample driveway parking and an integral garage for ease and convenience. The rear garden is arranged over wide terraces, from the large top terrace a stunning outlook towards the sea is enjoyed, there is a summerhouse, ideal for those lazy sunny afternoons.

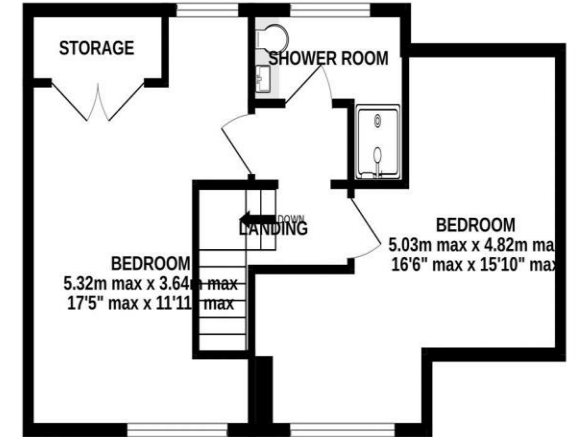
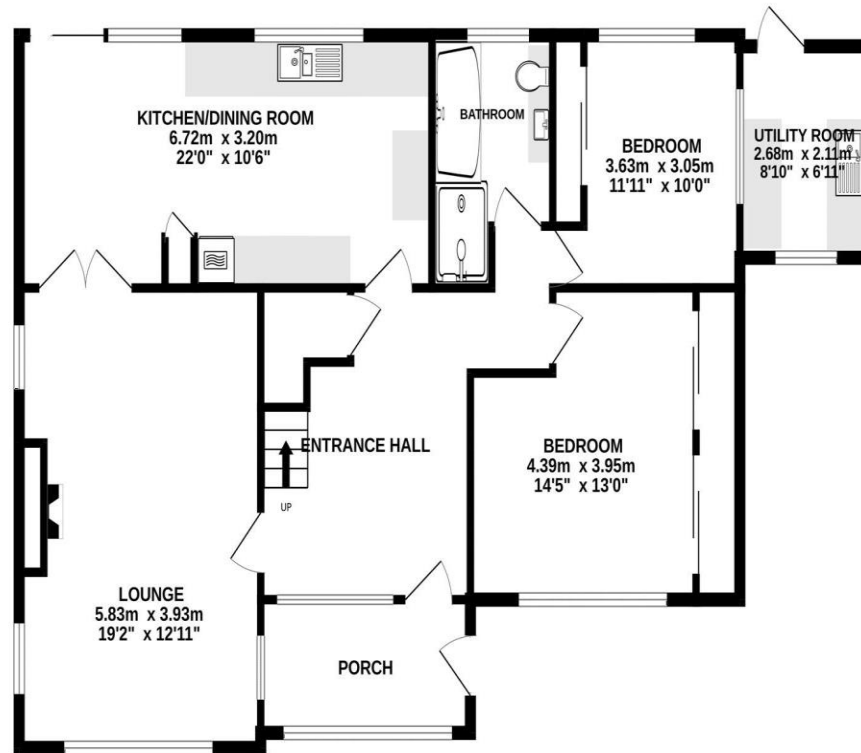
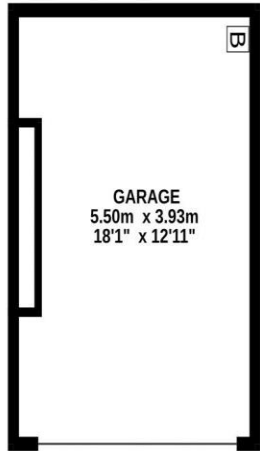


For your shopping and dining needs, Paignton and Brixham town centers are just a few miles away, providing a plethora of shops, cafes, and restaurants. Local shopping facilities are located a Churston Broadway which can be accessed via a pathway at the end of Broadsands Avenue. Transport links are highly accessible, with the A380 just 4.0 miles away, seamlessly connecting you to major cities and towns. Paignton railway station is only 1.8 miles away, offering regular services to Exeter, Plymouth, and beyond.

GARAGE
21.6 sq.m. (233 sq.ft.) approx.

ENTRANCE FLOOR
102.6 sq.m. (1104 sq.ft.) approx.

1ST FLOOR
42.5 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA : 166.7 sq.m. (1794 sq.ft.) 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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To view this property call Eric Lloyd & Co on **01803 844466**



ENERGY RATING: C COUNCIL TAX BAND: E

The property is connected to mains services.

The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co – Telephone 01803 844466. Email: churston@ericlloyd.co.uk Web: www.ericlloyd.co.uk

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