



Long Wools, Broadsands, Paignton, TQ4 6HU

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£435,000 Freehold



Occupying a generous plot in one of Broadsands most desirable residential roads, this **THREE BEDROOM DETACHED BUNGALOW** offers good size accommodation, landscaped gardens, and a superb location just a short walk from the beach and the scenic South West Coast Path.

With some sea and coastal views, ample parking, and easy access to local amenities, this delightful home combines convenience with the relaxed charm of coastal living.

The property enjoys an attractive position within this sought-after road, with the sea visible from both the bungalow and the upper garden. Approached via a private driveway providing ample parking, the home sits well within its plot, surrounded by well-maintained gardens and mature planting. A useful store/workshop provides additional space for hobbies or storage. Internally, the bungalow is light, spacious, and thoughtfully arranged.

The lounge/dining room is a welcoming and well-proportioned space, benefitting from sea and coastal views through large window that fill the room with natural light. It offers plenty of space for both comfortable seating and a dining area, making it ideal for everyday living or entertaining family and friends. The kitchen is fitted with a range of white-fronted units complemented by contrasting work surfaces. A range-style cooker forms the focal point of the room, with ample space for additional white goods including a washing machine and fridge/freezer.

The layout provides both practicality and potential for personalisation. There are three bedrooms, all of which benefit from fitted wardrobes providing excellent storage. The principal and second bedrooms are doubles, while the third offers flexibility as a single room, study, or guest bedroom. The accommodation is served by a family bathroom fitted with a matching suite, alongside gas central heating and double glazing throughout for comfort and efficiency. There is also a cloakroom/w.c. off the entrance hall.

Externally, the property continues to impress. The front garden has been landscaped with decorative shrubs, and raised planters, creating an appealing approach. To the rear, the garden offers a larger outdoor space designed for ease of maintenance, featuring paved seating areas, inset shrubs, and colourful planting. From the top of the garden, there are wide sea and coastal views the perfect vantage point to relax and take in the stunning scenery of Torbay. The location of the bungalow is one of its greatest assets.

Broadsands is a highly desirable area of Paignton, known for its peaceful setting and proximity to the coast. The beautiful Broadsands Beach and coastal footpath are within a short, near level walk, while local shops and a bus stop with regular bus service to both Brixham and Paignton town centres can be found nearby at Churston Broadway. Offering a wonderful blend of location, outlook, and potential, 12 Long Wools represents an exceptional opportunity to enjoy relaxed coastal living in one of South Devons most sought-after areas.



Long Wools, Paignton, Devon, TQ4

Approximate Area = 921 sq ft / 85.5 sq m

Outbuilding = 132 sq ft / 12.2 sq m

Total = 1053 sq ft / 97.7 sq m

For identification only - Not to scale



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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard broadband is available and that mobile reception is average through the four networks. We advise to check with mobile provider

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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