



Tor Close, Broadsands, Paignton, TQ4 6LB

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£425,000 Freehold

Set within the highly sought-after Broadsands area of Paignton, this three-bedroom **DETACHED HOUSE** offers a fantastic opportunity for those seeking a home with great potential for improvement and refurbishment.

Standing on a generous garden plot, the property provides well-proportioned accommodation, driveway parking, and an attached garage — all within easy reach of local schools, amenities, and the stunning Broadsands Beach.

On entering the house there is a spacious entrance porch which spans the front, creating a practical and welcoming introduction to the home. Once inside, the accommodation flows comfortably throughout the ground floor, offering ample scope to update and reconfigure to suit modern living. The lounge is a good-sized room, filled with natural light and offering a pleasant front aspect. An archway leads through to the dining room, a versatile space ideal for family meals or entertaining, with patio doors opening directly onto the rear garden — perfect for summer gatherings and easy indoor-outdoor living.

The kitchen is well proportioned, currently fitted with a range of wall and base units, and presents an excellent opportunity for redesign into a modern and functional cooking space. A useful utility room sits alongside, offering additional storage and laundry facilities, and has access to a ground floor W.C. for added convenience.

Upstairs, the property offers three bedrooms, all of which are light and comfortable, with pleasant outlooks over the surrounding area. The main bedroom has doors opening to a **BALCONY** to the front. A shower room/W.C. with walk in double shower serves the first floor, and like the rest of the house, offers potential for updating to create a contemporary and stylish bathroom suite.

Externally, the house sits within good-sized surrounding gardens, which provide both privacy and scope for landscaping or extension (subject to necessary consents). The rear and side gardens are particularly generous, with lawned areas, established planting, a large pond and space for seating terraces — ideal for outdoor enjoyment.

To the front, there is driveway parking leading to the attached garage, providing secure parking or valuable storage.

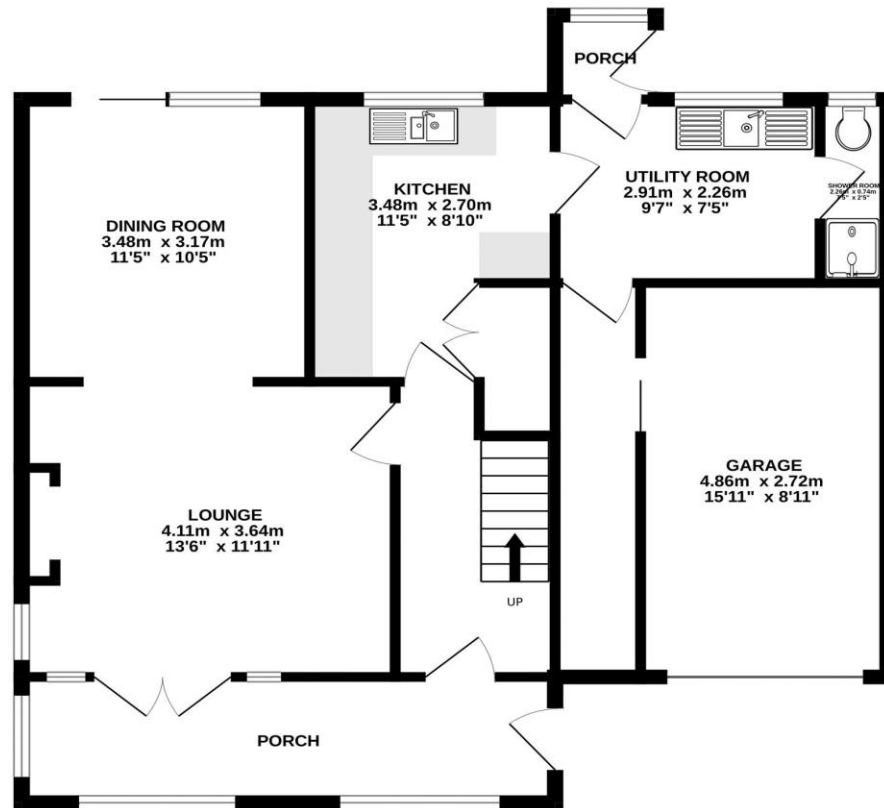
The property occupies a good position within a quiet residential cul-de-sac, making it especially appealing to families and those seeking a peaceful setting near the coast.

The area is well served by a selection of excellent schools, including Churston Ferrers Grammar School, and a variety of local shops and services are close by. The picturesque Broadsands Beach and coastal footpath are also within walking distance, offering scenic seaside walks and beautiful views across Torbay.

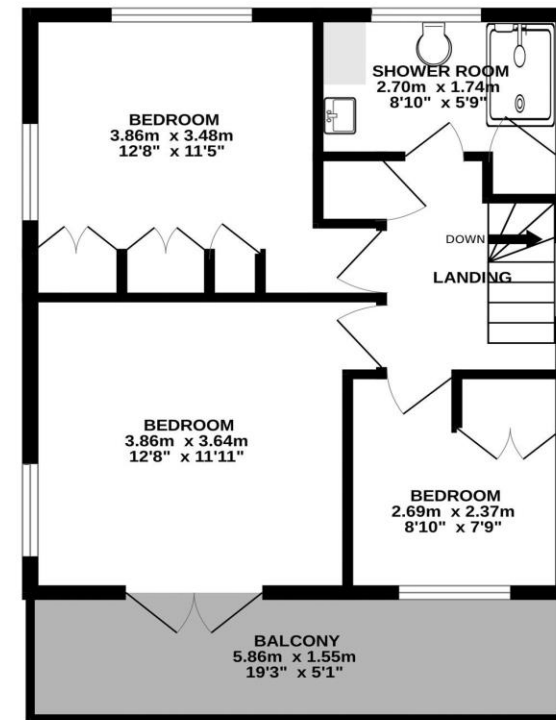
In summary, the house represents an exciting opportunity to acquire a detached family home in a prime coastal location, brimming with potential. With three bedrooms, two reception areas, a large garden, utility room, garage, and driveway, it provides a solid foundation for refurbishment and modernisation. With its combination of space, location, and scope, this is a property that will appeal to buyers looking to create their dream home in one of Paignton's desirable residential areas.



GROUND FLOOR
78.0 sq.m. (840 sq.ft.) approx.



1ST FLOOR
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA : 119.7 sq.m. (1289 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available along with average mobile coverage across the four networks.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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