



Blue Waters Drive, Broadsands, Paignton, TQ4 6JE

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£495,000 Freehold



Situated in one of Broadsands' most sought-after residential locations, this attractive **TWO BEDROOM DETACHED BUNGALOW** offers comfortable and well-proportioned accommodation, delightful gardens, ample parking, and a generous 19ft garage.

The property enjoys a peaceful setting within a short walk of Cherry Brook Square shops, local bus routes to Paignton and Brixham, and scenic coastal walks linking to the picturesque coastal footpath, Broadsands Beach and Elberry Cove.

Set behind a neatly landscaped front garden, the property is approached via a private driveway providing off-road parking and access to the garage. The gardens are a real highlight, both front and rear are beautifully maintained, with well-kept lawns, established borders, and patio areas providing ideal spots to sit and enjoy the sun throughout the day.

A welcoming, spacious entrance hall leads to the main rooms of the bungalow. The lounge, located to the front, is a bright and comfortable living space featuring a large window that floods the room with natural light and offers an attractive outlook over the front garden. A gas fire provides a cosy focal point, creating a warm and inviting atmosphere. From the lounge, glazed bi-folding doors open through to the dining room, allowing the option of a semi-open-plan layout while still providing defined living areas. The dining room in turn opens into a further lounge area at the rear of the property, which overlooks the garden and features patio doors leading directly outside. This extended living space offers great flexibility, perfect for entertaining, relaxing, or simply enjoying views of the garden throughout the year.

The kitchen is traditionally fitted with a range of matching wall and base units, providing excellent storage and workspace. It includes an integral fridge and freezer along with a built-in cooker and hob, ensuring practicality for everyday use. Leading off the kitchen is a useful utility area, with additional appliance space and a door providing convenient access to the rear patio and garden along with access to the garage.

The bungalow offers two generous double bedrooms, both featuring built-in wardrobes providing ample storage. The rooms are well proportioned and enjoy pleasant outlooks over the surrounding gardens. A modern shower room/W.C. serves the accommodation, fitted with a walk-in shower, wash basin, and wall tiling. There is also a separate W.C., adding to the practicality of the home.

The bungalow offers potential for improvement/reconfiguration if a new owner wished to add their own stamp to the property. The rear garden is a particularly appealing feature private, and attractively laid out with lawn, paved patio, and well-stocked flowerbeds. There is plenty of space for outdoor dining, gardening, or simply enjoying the peaceful surroundings.

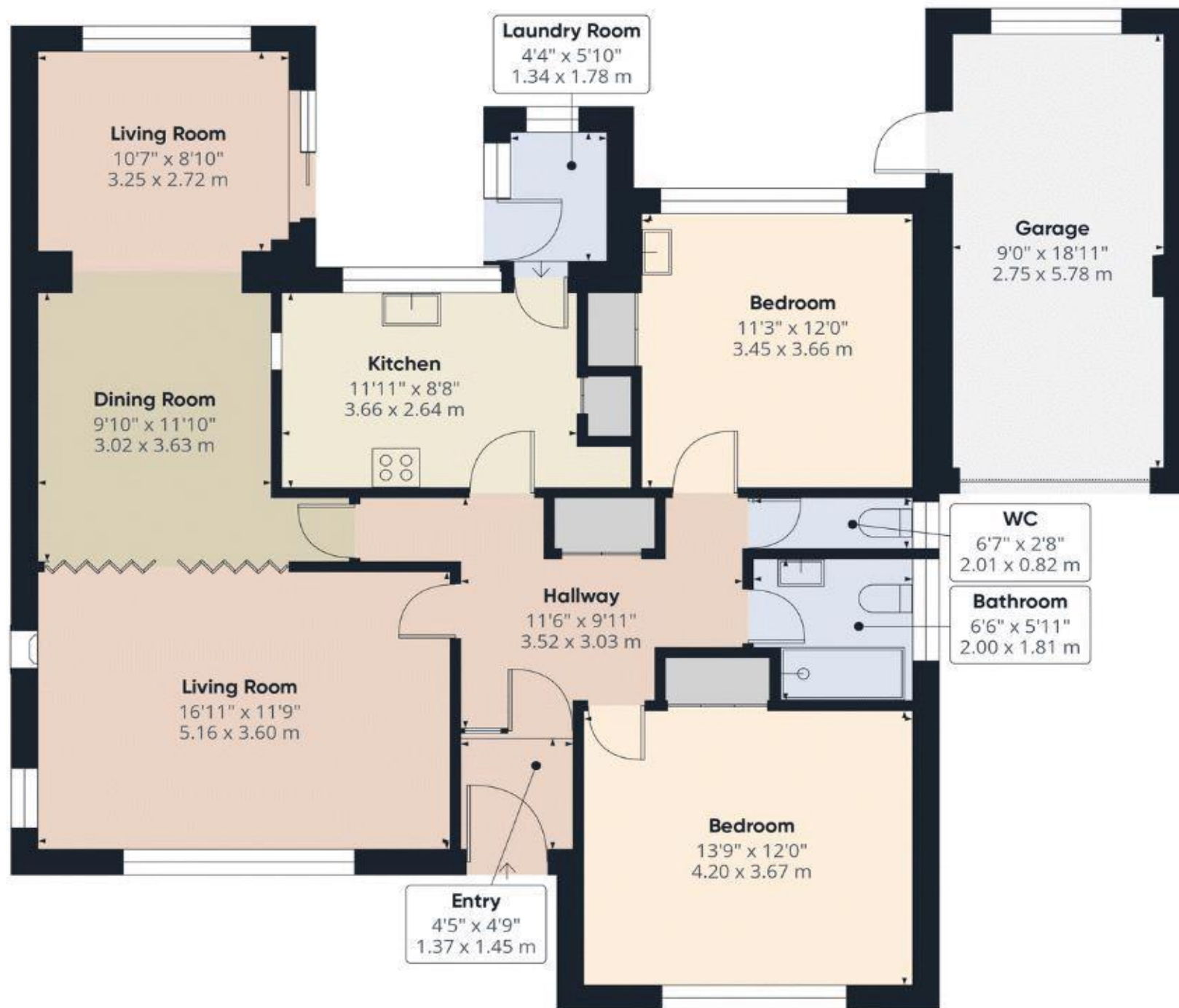
The 19ft garage offers additional versatility, suitable for vehicle storage, workshop use, or as a hobby space, and includes power and lighting.

Located within a short walk of Cherry Brook Square, with its local shops and amenities, and within easy reach of bus routes to Paignton and Brixham, this property combines convenience with coastal charm.

The nearby Broadsands Beach and South West Coast Path are also just a stroll away, offering breathtaking sea views and beautiful walks.

In summary, Blue Waters Drive represents a rare opportunity to purchase a well-maintained detached bungalow in a highly desirable Broadsands address, offering generous accommodation, lovely gardens, and an exceptional lifestyle close to the sea. For sale with **NO ONWARD CHAIN**.







ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: All mains services connected.

The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile phone reception Via Ofcom: EE: 80%/o2: 69%/Three 84%/ Vodafone 74%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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