



64, Broadsands Avenue



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Paignton, Devon, TQ4 6JW

Brixham 2.5 miles Dartmouth 5.5 miles Torquay Marina 5.5 miles

A detached 1930s bungalow quietly situated at the end of a cul-de-sac, a well-maintained two bedroom with stunning views, ample parking and large garage, plus potential for a third bedroom in the loft subject to planning.

- Peaceful Detached Bungalow
- No Onward Chain
- Two Bedrooms (Potential for Third)
- Views Over Broadsands to the Sea
- Short Walk to Broadsands Beach
- Convenient Footpath to Local Shops
- Low-Maintenance Garden with Views
- Driveway and Garage Parking
- Freehold
- Council Tax Band D

Offers In The Region Of

£525 000

SITUATION & DESCRIPTION

Conveniently situated just a short stroll from the pristine Blue Flag Broadsands Beach, this property offers the quintessential coastal lifestyle. Additionally, the property is fortunate to benefit from direct views of the iconic steam railway, the eye-catching Train of Lights in winter, connecting Paignton to Kingswear with its nostalgic charm offering a touch of history right at your doorstep. Set between Torquay and Brixham in the sheltered and beautiful waters of Torbay, Broadsands is a hidden gem in the heart of the English Riviera. This area gained its reputation as a place to see and be seen during the days of Queen Victoria when it was compared to the French and Italian Rivas due to its sunny climate, breath-taking coastal views and long, safe sandy beaches. Broadsands Beach has also been awarded Blue Flag status. The South West Coastal Path sits on the doorstep, as well as easy access to woodland walks through to the prestigious Churston Golf Course and Elberry Cove shingle beach, home to the remains of Lord Churston's bathhouse, a romantic 18th century ruin. Broadsands is conveniently located near the amenities of Churston Broadway, within equal distance of the lively towns of Paignton and Brixham, both of which have all the local amenities one would expect including shops, restaurants, theatres and bars.

This meticulously maintained two-bedroom bungalow has the potential to become a three bedroom with minimal costs, subject to planning permission. Ample parking, garaging, an easy-to-maintain garden, and generously proportioned rooms - along with idyllic sea views from many of the rooms - all come together to make this quietly situated bungalow at the end of a cul-de-sac an ideal coastal home.



ACCOMMODATION

A brick archway neatly fronts a storm porch at the entrance of the home creating a dry space to shelter before entering. Through the front door an inset doormat is well-placed to keep the property clean, and a useful cloaks cupboard is situated in the hallway to keep the space clear. A further storage cupboard in the hallway provides excellent general storage or use as an airing cupboard. An impressive lounge with central fireplace as the focal point provides an ideal entertaining or lounging space. Alcove shelving with storage under, a minster-style fireplace surround and coving also highlight the character of this 30s property. From the lounge the kitchen is accessible, as is the conservatory via sliding patio doors. The flow of the house is very open and ideal for entertaining or family living. The kitchen is a well-lit dual aspect room with the sink tactfully placed underneath the window looking out to mesmerising sea views over the green fields of Broadsands and an enviable view of the passing steam train. The kitchen comprises of neutral wooden base and wall-mounted storage cupboards, Belfast sink with stainless steel tap, space for freestanding hob and oven, stainless steel extractor fan, and glass display cabinets. The conservatory with glass pitched roof provides access from the kitchen into the garden, a bright and cosy room with tiled flooring for ease of cleanliness and space for multiple seating options. Across the hallway from the living spaces are the two large double bedrooms, both benefitting from charming bay windows overlooking the paved front garden and substantial built-in storage. The principal bedroom has the added bonus of a private wash hand basin, and a wall-mounting for a TV. A descending electric staircase lowers to grant access to the loft space, usable as a bedroom if granted necessary planning permissions. Windows in the loft offer far-reaching views across fields to the Bay. Eaves storage with lighting is also accessible from this room and provide excellent loft storage even if the room were to be converted. Back on the ground level a well-appointed and modern family bathroom comprising of a bathtub with TV mounted above, separate shower cubicle, WC, wash hand basin, wall-mounted lighted mirror, and is neutrally tiled throughout with working window for ventilation.

OUTSIDE

Accessible from either side of the property, the conservatory, or the garage is a terraced patio rear garden, wonderfully landscaped for ease of maintenance with shrubs and flower beds throughout creating an aesthetically pleasing and secluded suntrap in which to relax. A summer house in need of some refurbishment provides a potential additional spot from which to enjoy the views in all weather, while the other side of the outside space houses a useful garden shed. The front garden is also paved with accent planters throughout, a well curated and welcoming frontage. An impressive double garage (extended with planning permission) lends itself to parking multiple vehicles, or as a utility space or sizeable workshop- a WC with wash hand basin in the garage provides the added benefit of not having to go into the home while working out there, or acts as a gardener's loo. In addition to the parking the garage, there are two driveway spaces, as well as free on-street parking. The undercroft of the bungalow also houses a useful storage space with shelving and lighting. Just beyond the garage is a public footpath leading up to the shops and library at Churston Broadway.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Standard and Superfast broadband supplied by Openreach available in the area. Mobile networks available are EE, Three and Vodafone.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags Torquay take the A379 road to Paignton. On reaching Paignton follow the seafront road and then re-join the A379 Dartmouth Road. At the top of the hill take the turning on your right into Broadsands Park Road, follow the road down taking the fourth turning on your right into Broadsands Ave, where the property can be found at the end of the road on your left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 149.3 sq m / 1607 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1050553)



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