



74, Broadsands Avenue



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Paignton, TQ4 6JW

Brixham 2.5 miles Dartmouth 5.5 miles Torquay Marina 5.5 miles

With a south-facing, secluded garden and picturesque views of the coast, including the nostalgic steam railway, this stunning property is a must-see. The home has been skillfully extended and comprehensively refurbished, offering a contemporary design and immaculate presentation.

- Four Bedroom Detached Chalet-Bungalow
- Block Paved Parking & Detached Garage
- Comprehensively Refurbished Throughout
- Immaculately Presented Throughout
- Landscaped Southerly Facing Garden
- No Forward Chain
- Council Tax Band D
- Freehold

£675,000

SITUATION & DESCRIPTION

With a south-facing, secluded garden and picturesque views of the coast, including the nostalgic steam railway, this stunning property is a must-see. The home has been skilfully extended and comprehensively refurbished, offering a contemporary design and immaculate presentation. This delightful property features three spacious bedrooms, an open-plan kitchen and living space, and a modern four-piece bathroom suite on the ground floor. Upstairs, you'll find a further double bedroom with an ensuite, providing flexibility to suit any buyer's needs. The beautifully landscaped gardens boast a large timber deck, a level lawn framed by planted borders, and a detached garage accessible via a large block-paved drive, offering ample parking for several vehicles.

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 Riviéras 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.



ACCOMMODATION

Access to this carefully crafted property is via the contemporary double glazed front door opening into a light and spacious entrance hall with access to all rooms, built in storage cupboards with stairs leading up to the first floor. Bedroom one is a double room boasting a large double glazed window to the front aspect flooding the space with natural light, a neutral palette throughout affords a easy transition for any buyer to make their own. Bedroom three and four are also comfortable doubles, all finished with chrome sockets adding to the contemporary feel. Step into the modern fitted kitchen with an open-plan layout that seamlessly interlinks with the living space to the rear of the property. The impressive kitchen has been recently fitted with a striking range of Shaker-style eye-level and base units, all under a luxurious Quartz worktop that provides ample storage and prep space. This culinary haven also features high-quality fitted appliances, including a fridge freezer, dishwasher, Bosch oven, and microwave. The centrepiece of the kitchen is a central island that incorporates an induction hob with an in-built extractor, making it perfect for both casual meals and entertaining friends and family. Adjacent to the kitchen, a handy utility room offers built-in storage solutions, a sink with a mixer tap, and both power and plumbing for a washing machine and tumble dryer. This convenient space ensures household chores are kept out of sight, providing a clutter-free environment while enhancing the home's functionality. Drift into the living room, a generous and open area that seamlessly connects to the garden through double-glazed French doors at either end of the living room effortlessly blending indoor and outdoor living. This inviting space features a large media unit, cleverly crafted to maximize space whilst providing a focal point, perfect for relaxation and entertainment. The contemporary fitted family bathroom boasts a luxurious four-piece suite, including a WC, wash hand basin, enclosed bath, and double shower cubicle, all complemented by underfloor heating for added comfort. Additionally, a separate cloakroom, finished to the same high standards and featuring a WC and hand wash basin, completes the extensive ground floor.

Take the stairs to the first floor, where a turn at the top creates a cosy reading nook or a perfect spot for a desk. A door leads through to bedroom two, a comfortable double room featuring a Velux-style window that offers captivating views over the steam railway and out to sea. A rear-facing dormer window provides picturesque views over the garden and the surrounding hills. This room also boasts a modern fitted ensuite, complete with a WC, wash hand basin, and shower cubicle, all enhanced by underfloor heating for added luxury.

OUTSIDE

The approach to the property is via a large block-paved driveway that stretches the full length of the plot, providing ample parking for several cars and access to the detached single garage. The front area features a freshly laid lawn and planted borders enclosed by a low-level wall, creating a welcoming entrance. The rear garden boasts a large timber deck which stretches across the full length of the property with steps leading to a generous, newly laid lawn framed by colourful planted borders. A path guides you to the detached garage, all enclosed by timber-panelled fencing, ensuring privacy and a beautifully landscaped outdoor space affording a good degree of privacy and seclusion.

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			
(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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Denotes restricted head height

Approximate Area = 1581 sq ft / 146.8 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 1765 sq ft / 163.8 sq m

For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1152083