



GUIDE PRICE OF £600,000 - £625,000

Brunel Road,  
Paignton,  
TQ4 6HY

A wonderfully presented three bedroom detached family home located in the extremely desirable location of Broadsands, Paignton. The home comprises of a welcoming inner hallway, a large living room that leads seamlessly through to the dining room, a sizeable kitchen, a useful utility room, three bedrooms, two shower rooms, a workshop, garage, sun soaked rear gardens and off road parking. The property offers breathtaking sea views across Elberry Cove and is perfectly nestled within easy reach of costal walks, Elberry Cove and Broadsands beach, Broadsands shops, pharmacies and doctors as well as much more.



**ENTRANCE** A uPVC double glazed front door opens into a welcoming porch with tiled flooring. A secondary door opens into the main hallway.

**HALLWAY** A wide and inviting hallway offers access to the principal rooms, with stairs leading down to the lower ground floor. Overhead lighting, a gas central heating radiator, and a neatly concealed cupboard housing the meters and fuse box.

**LIVING ROOM** A truly exceptional, light-filled living room boasting breathtaking, uninterrupted views over Elberry Cove. Generously proportioned to accommodate a variety of furnishings, it features a gas fireplace with stone surround, two gas central heating radiators, and uPVC double glazed sliding patio doors that open onto a large sun terrace perfect for indoor-outdoor living. An open archway connects seamlessly to the

**DINING ROOM** A spacious dining area ideal for hosting with room for a 6/8 seater table, Overlooking the immaculately kept front gardens. uPVC double glazed windows and a gas central heating radiator.

**KITCHEN** A well appointed and generously sized kitchen offering a comprehensive range of wall, base, and drawer units with roll edged worktops. Featuring a 1½ bowl composite sink with drainer, integrated eye level electric double oven with grill, four ring ceramic hob with extractor, built in fridge and dishwasher, and a deep airing cupboard. A uPVC double glazed window frames idyllic views of Elberry Cove.

**UTILITY ROOM** A practical utility room offers space and plumbing for a washing machine, dryer, and fridge freezer. Radiator. Additional base and wall mounted units provide extra storage, while uPVC double glazed doors lead to both front and rear gardens.

**BEDROOM TWO** A spacious double bedroom overlooking the beautifully maintained front gardens. Includes deep built in wardrobes, a uPVC double glazed window, and a gas central heating radiator.

**SHOWER ROOM** A stylish and modern family shower room, complete with walk in triple shower enclosure, vanity unit with wash basin and storage below, low level WC, tasteful tiling, obscure glazed windows and a gas central heating radiator.

## LOWER GROUND FLOOR

**BEDROOM ONE** A stunning master bedroom with picturesque views of the garden and out to sea. This tranquil space offers ample room for furnishings, uPVC double glazed sliding patio doors, and a gas central heating radiator.

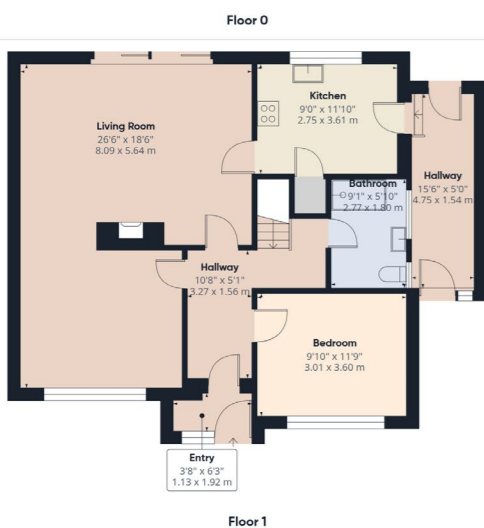
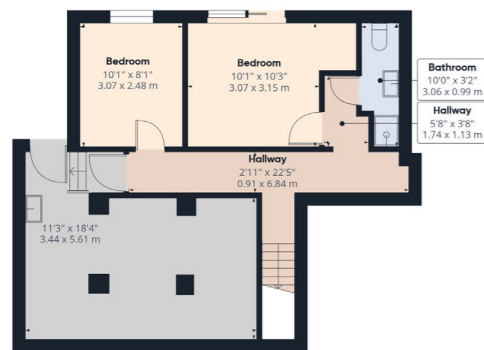
**BEDROOM THREE** A versatile third bedroom that would also be a perfect as a study, hobby room, or additional guest accommodation. Includes a uPVC double glazed window and a gas central heating radiator.

**SHOWER ROOM** A contemporary shower room featuring a walk in shower, pedestal wash basin, low level WC, extractor fan, and gas central heating radiator.

**WORKSHOP** A spacious and practical workshop equipped with lighting, power points, built-in units, and housing the Baxi boiler. A uPVC double glazed door offers direct access to the gardens.

**OUTSIDE SPACE** The rear garden is a true highlight, with a generous sun terrace extending from the living room perfect for alfresco dining and entertaining whilst taking in stunning sea views across the bay. The remainder of the garden is predominantly laid to lawn, beautifully landscaped with mature shrubs, plants, and a further patio area for relaxing in the sun.

**PARKING** Off road parking for 2 vehicles leading up to the garage.



Address 'Brunel Road, Paignton, TQ4 6HY'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

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