



St. Mawes Drive, Broadsands Park, Paignton, TQ4 7NR



£315,000 Freehold

A well-presented spacious property situated on a highly sought after area of Broadsands Park.



Situated in the highly sought-after Broadsands Park area of Paignton, this well-presented four-bedroom family home offers deceptively spacious accommodation, parking, an integral garage and an attractive enclosed rear garden, making it an excellent choice for growing families seeking both convenience and comfort.

Ideally positioned within easy walking distance of the excellent amenities at Cherry Brook Square, including local shops, a doctor's surgery and dental practice, the property also falls within easy reach of the highly regarded Whiterock Primary School and Churston Grammar School. Excellent transport links are close at hand, with easy access to the Torbay Ring Road and a regular local bus service just a short stroll away.

The accommodation is both light and spacious throughout. The welcoming dual-aspect lounge/dining room enjoys an abundance of natural light and provides an ideal space for both everyday family living and entertaining. A contemporary wall-mounted pebble-effect electric fire creates an attractive focal point, while a useful built-in storage cupboard adds practicality.

The fitted kitchen is equipped with a range of wall and base units, complemented by roll-edge work surfaces and ample space for freestanding appliances. Beyond the kitchen is a useful rear lobby providing direct access to the sunny rear garden, together with a convenient ground floor cloakroom/W.C.

An inner hallway provides internal access to the integral single garage, presenting excellent storage or potential for conversion into additional living accommodation, home office or playroom, subject to the necessary planning permissions and building regulations.

On the first floor, the landing leads to four well-proportioned bedrooms, comprising three comfortable doubles and a generous single bedroom. The rear-facing bedrooms enjoy pleasant open views towards the surrounding countryside, adding to the property's appeal.

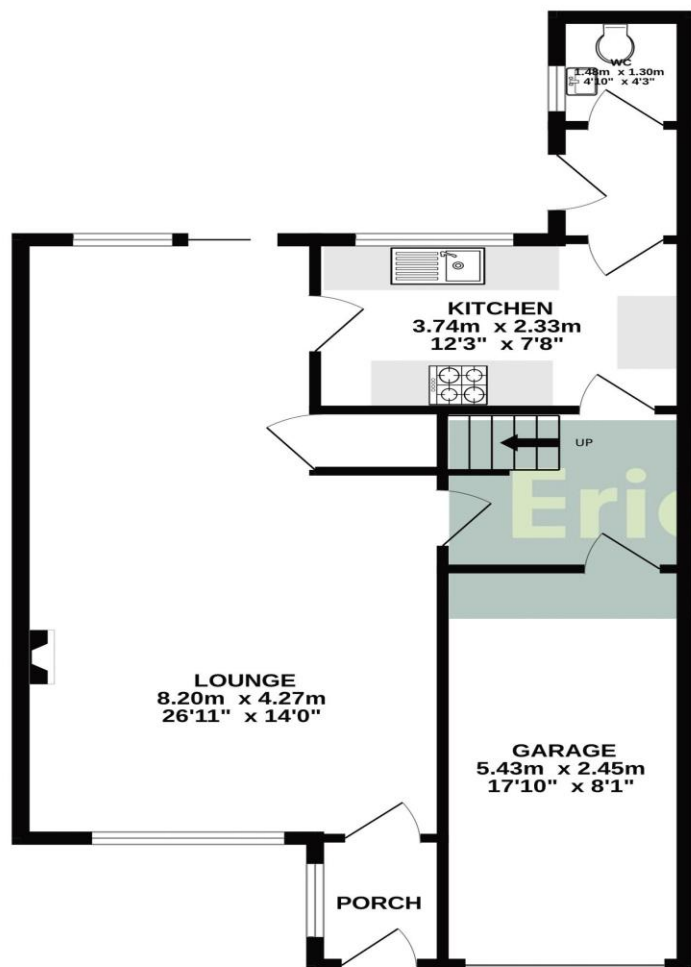
The accommodation is completed by a stylish modern family bathroom featuring a white suite with a panelled bath, fitted shower and glazed screen, pedestal wash hand basin and low-level WC. An airing cupboard houses the Baxi gas-fired boiler.

Further benefits include gas central heating, double glazing throughout and an enclosed rear garden enjoying a sunny aspect, ideal for outdoor dining, entertaining or family enjoyment. Offering spacious, versatile accommodation in a highly desirable residential location close to excellent schools, local amenities and transport links, this attractive family home is sure to appeal to a wide range of buyers.

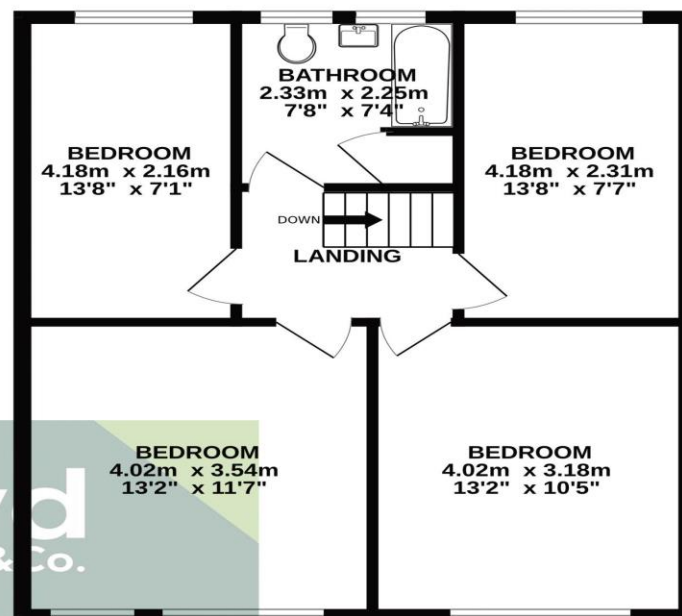
Early internal viewing is strongly recommended to fully appreciate the size, setting and potential this excellent property has to offer.



GROUND FLOOR
65.4 sq.m. (704 sq.ft.) approx.



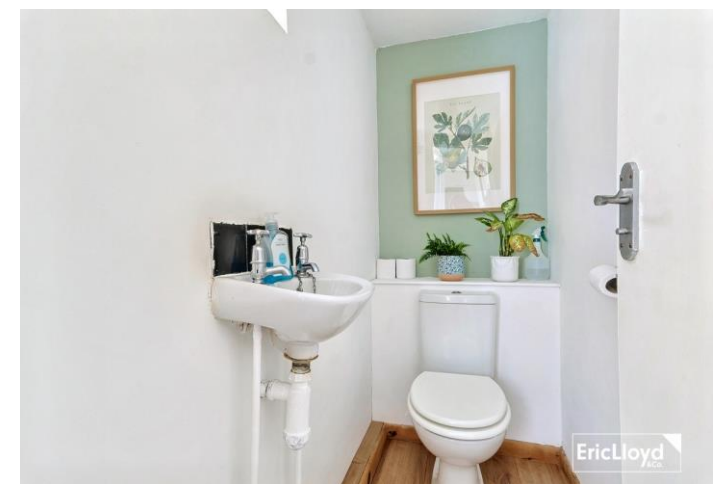
1ST FLOOR
55.1 sq.m. (593 sq.ft.) approx.



TOTAL FLOOR AREA : 120.5 sq.m. (1297 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: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 82% / THREE 81% / VODAPHONE 72% / O2 65%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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