



Lower Fowden, Broadsnads, Paignton, TQ4 6HR

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## £424,950 Freehold



Situated in the sought-after coastal setting of Lower Fowden, this beautifully presented **THREE BEDROOM DETACHED BUNGALOW** enjoys an elevated position above Broadsands Beach and Elberry Cove, capturing delightful **SEA AND COASTAL VIEWS** from both the rear elevation and the generous private deck that overlooks the enclosed garden.

Offered for sale with **NO ONWARD CHAIN**, this attractive home combines spacious, contemporary accommodation with an enviable location, making it an excellent choice for those seeking a permanent residence, holiday home, or investment by the South Devon coast.

The accommodation has been thoughtfully designed to maximise natural light and the wonderful outlook. At the heart of the home is a spacious open-plan living and dining area, where quality oak flooring and a large picture window perfectly frame the sea views. Patio doors provide direct access to the elevated deck, creating a seamless connection between the indoor and outdoor living spaces and offering the perfect spot for al fresco dining, entertaining, or simply relaxing while taking in the coastal scenery.

The modern fitted kitchen is finished with an attractive range of white wall and base units, quartz effect worktops and up-stands and offers an excellent selection of integrated appliances, including a fridge/freezer, washing machine, built-in electric double oven, and four-burner gas hob.

The layout is both practical and stylish, complementing the home's contemporary feel, being open to the dining area it still enjoys the views. There are three well-proportioned bedrooms, providing flexible accommodation for family living or visiting guests.

The principal bedroom benefits from its own en-suite shower room and fitted wardrobes, while the remaining bedrooms are served by a modern family bathroom. Additional features include gas central heating, double glazing throughout, and attractive oak-finished internal doors, all contributing to the property's comfort and quality.

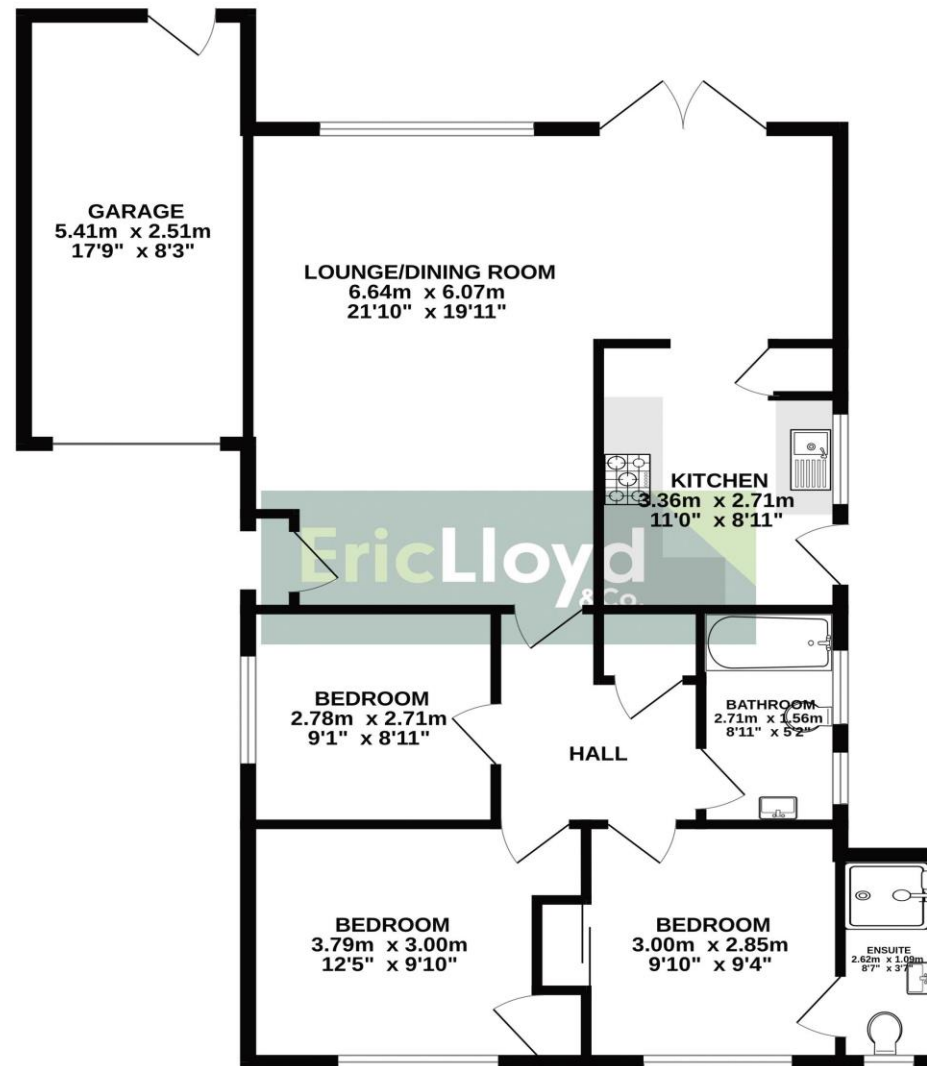
Outside, the bungalow continues to impress with driveway parking, a garage, and an enclosed rear garden. The elevated deck provides a wonderful vantage point from which to enjoy the sea views and peaceful surroundings throughout the year.

Lower Fowden is widely regarded as one of the most desirable residential locations in the Broadsands area, offering a superb balance of tranquillity and convenience. Broadsands Beach is just a short stroll away via nearby footpaths, where residents can enjoy a beautiful sandy beach, two popular beachfront cafés, a watersports centre, and direct access to the spectacular South West Coast Path. The sheltered waters of the bay are ideal for paddleboarding, kayaking, and swimming, while the nearby coastline offers endless opportunities for walking and exploring.

Everyday amenities are also close at hand, with local shops, a library, regular bus services, and additional facilities located at the top of Broadsands Road. The neighbouring towns of Paignton, Brixham, and Torquay are all within easy reach, providing an excellent range of shopping, restaurants, leisure facilities, and transport links, making this an exceptional location from which to enjoy the very best of South Devon coastal living.



GROUND FLOOR  
94.7 sq.m. (1020 sq.ft.) approx.



TOTAL FLOOR AREA : 94.7 sq.m. (1020 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: E

AGENTS NOTES: The Ofcom website indicates that standard 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

01803 852773

42 Fore Street, Brixham, TQ5 8DZ  
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE  
churston@ericlloyd.co.uk

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