



Connells

Broadpark Road  
Paignton



## Property Description

Set proudly in an elevated position within the highly desirable Broadpark Road area of Paignton, this charming three-bedroom detached bungalow presents a rare opportunity to acquire a home that perfectly balances privacy, comfort, and coastal living. Enjoying pleasant sea views and a peaceful outlook, the property is ideally located for those seeking a tranquil lifestyle without compromising on convenience, with local shops, amenities, and transport links all within easy reach. This delightful detached bungalow is a home that not only meets practical needs but also delivers on lifestyle aspirations. Early viewing is highly recommended to fully appreciate everything it has to offer.

## On Approach

From the moment you arrive, the property makes a welcoming impression. A generous frontage provides ample off-road parking for several vehicles, a valuable feature for both homeowners and visiting guests. Steps lead up to the main entrance, further enhancing the sense of privacy and elevating the property above the surrounding area, allowing it to fully benefit from its attractive outlook.

## On Entrance

Internally, the bungalow offers well-proportioned and versatile accommodation arranged over two floors, making it suitable for a variety of buyers including families, downsizers, or those looking for flexible living

arrangements. The ground floor accommodation has been thoughtfully designed to provide comfortable day-to-day living, while the first floor offers additional space for bedrooms or home working.

## Lounge

The lounge is a particular highlight of the home, providing a spacious and inviting setting in which to relax. Large windows allow natural light to flood the room, while also framing glimpses of the sea to the side — a constant reminder of the property's desirable coastal position. This room creates a warm and welcoming atmosphere, ideal for both quiet evenings and entertaining friends or family.

## Dining Room

Complementing the lounge is a separate dining room, perfectly suited for more formal meals or social gatherings. This space flows effortlessly into the conservatory, which acts as a lovely transitional area between the interior and the garden.

## Conservatory

The conservatory provides a bright and airy environment where you can enjoy your morning coffee, read a book, or simply take in the pleasant garden views throughout the seasons.

## Kitchen

The kitchen is modern, well-appointed, and designed with functionality in mind. It offers a range of fitted units providing ample storage, as well as generous worktop space for food preparation. Whether you enjoy cooking for yourself or hosting larger gatherings, this kitchen is more than capable of meeting your needs. Adjoining the kitchen is a particularly useful utility area, offering additional storage, space for appliances, and helping to keep the main living areas clutter-free — a practical addition that enhances everyday living.

## Bedroom One

Also located on the ground floor is the master bedroom, which is well-sized and offers a peaceful retreat at the end of the day. The proximity to the main bathroom adds to the convenience of this level, making it ideal for those who prefer single-level living.

## Bathroom

The bathroom itself is smartly presented and fitted with quality fixtures, providing both comfort and style.

## Further Bedrooms & Wc

Upstairs, the property continues to impress with two further bedrooms, each offering flexibility depending on individual needs. These rooms are perfect for family members, visiting guests, or could easily be adapted into a home office or hobby space. A convenient WC on this level adds further practicality, particularly for households with multiple occupants.

## Outside

Externally, the rear garden is a standout feature of the property. Designed with ease of maintenance in mind, it is arranged over a series of terraces, creating distinct areas for relaxing, dining, and entertaining. The south-westerly facing aspect ensures that the garden enjoys a great deal of sunlight throughout the day and into the evening, making it ideal for those who appreciate outdoor living. Whether you are sunbathing during the warmer months or hosting gatherings with friends and family, this space caters to all occasions.

A particularly charming addition is the feature bar area, which adds a unique and sociable element to the garden. This space is perfect for enjoying drinks in the evening, celebrating special occasions, or simply making the most of the property's lovely setting. Combined with the elevated position and coastal backdrop, the garden provides a genuinely enjoyable outdoor environment.

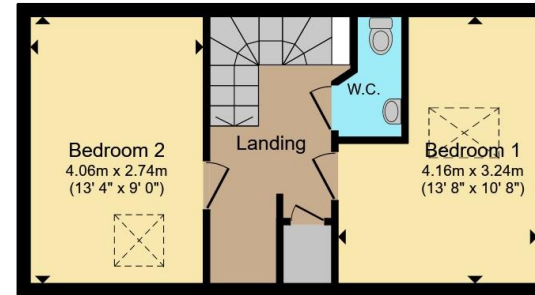








**Ground Floor**



**First Floor**

Total floor area 115.2 m<sup>2</sup> (1,240 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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