



**Bracken Rise, Broadsands, Paignton, TQ4 6JU**



**£575,000 Freehold**

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



Occupying a delightful position within a peaceful cul-de-sac in the highly sought-after Broadsands area, "Seaward" is an attractive **TWO BEDROOM DETACHED BUNGALOW** enjoying an exceptional outlook towards Brunel's famous steam railway viaduct, with views of the sea beyond.

Beautifully positioned to take full advantage of its surroundings, the property is just a short stroll from the golden sands of Broadsands Beach, the tranquil beauty of Elberry Cove and the picturesque South West Coast Path, offering miles of spectacular coastal walks. Everyday amenities are equally convenient, with the shops and services at Churston Broadway just a short distance away.

The bungalow stands within generous, mature and beautifully landscaped gardens, thoughtfully designed to provide a variety of seating areas from which to enjoy the outstanding outlook throughout the seasons. Two charming summerhouses, one benefiting from power, further enhance the outdoor space, creating ideal areas for relaxation, hobbies or entertaining. There is also gated access at the rear which leads up to Churston Common. A spacious driveway provides ample off-road parking and leads to a detached single garage, complete with useful storage cupboards to the rear. Internally, the property is well presented and offers spacious, light-filled accommodation.

A welcoming entrance hall, featuring beautifully polished parquet flooring, provides access to the principal rooms and includes a useful shelved storage cupboard.

The well-appointed kitchen/breakfast room is fitted with an extensive range of oak-style wall and base units complemented by generous work surfaces and an inset stainless steel sink and drainer. Integrated appliances include a dishwasher, fridge, freezer and there is a freestanding 'Stoves' electric cooker, while there is ample room for a breakfast table and chairs. French doors open directly onto the front garden and seating terrace, perfectly framing the delightful outlook.

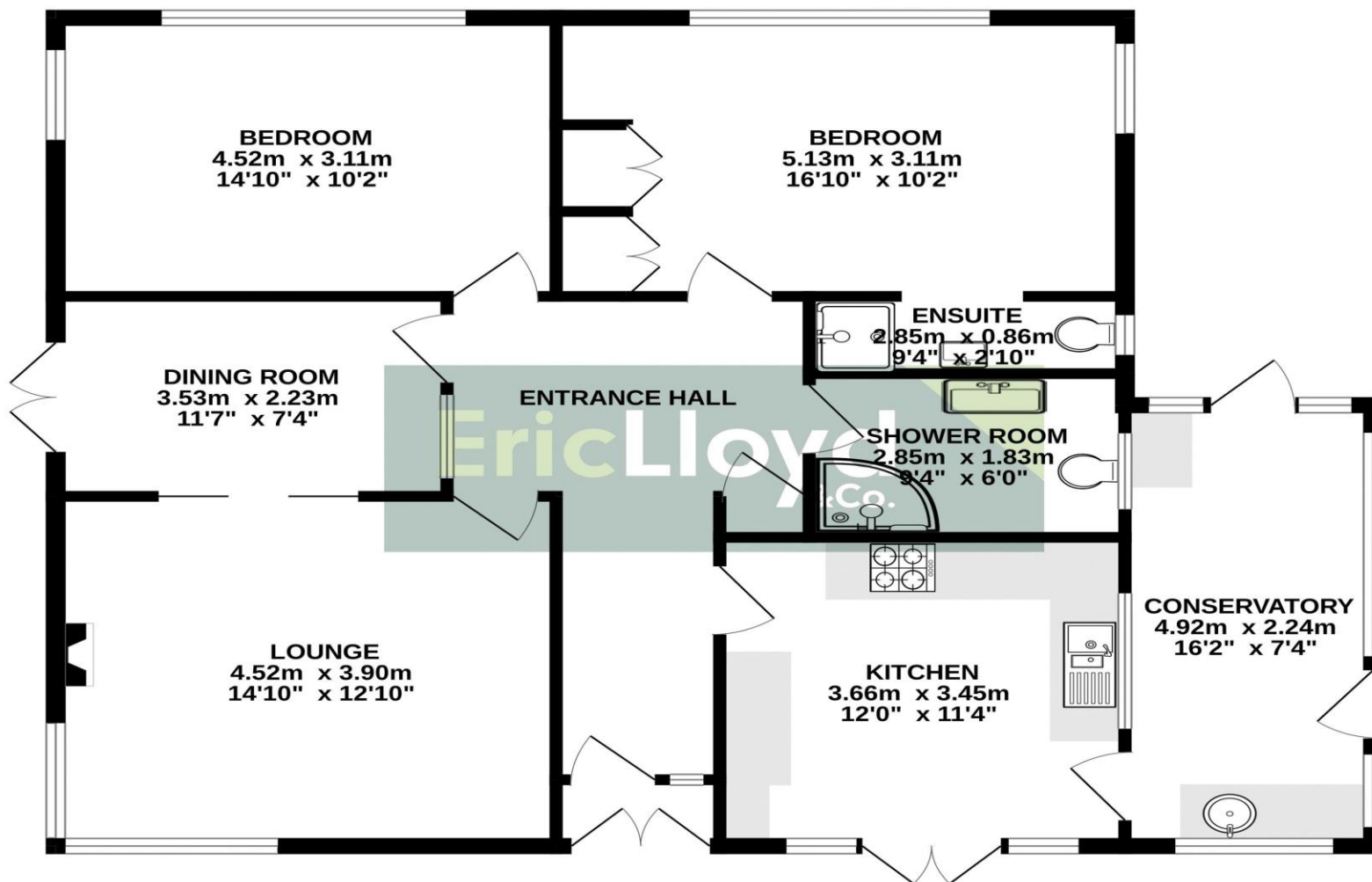
Leading from the kitchen is a large conservatory providing additional living space and incorporating a practical utility area with direct access to the gardens. The spacious lounge enjoys a feature corner window, perfectly positioned to maximise the stunning outlook, together with an attractive fireplace fitted with an electric fire. Sliding doors connect seamlessly to the dining room, which in turn opens onto the side garden, creating a wonderful flow for both everyday living and entertaining.

Both bedrooms are comfortable doubles overlooking the attractive gardens, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A separate shower room/w.c. serves guests and the second bedroom.

Combining an enviable coastal location, generous gardens, superb views and well-proportioned accommodation, Seaward presents a rare opportunity to acquire a delightful home in one of the English Riviera's most desirable residential locations, perfectly suited as a permanent residence or peaceful coastal retreat.



GROUND FLOOR  
100.0 sq.m. (1077 sq.ft.) approx.



TOTAL FLOOR AREA : 100.0 sq.m. (1077 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: TBC

COUNCIL TAX BAND: E

AGENTS NOTES: The Ofcom website indicates that standard and superfast 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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