



Brunel Road, Broadsands, Paignton, TQ4 6HP

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£525,000 Freehold

A deceptive & spacious property situated on a highly sought after area of Broadsands enjoying sea views.

A spacious, **DETACHED FOUR BEDROOM BUNGALOW** with some sea and coastal views, in the sought after Broadsands area, offered to the market with **NO ONWARD CHAIN**.

The bungalow is located in a super tucked away spot in a quiet corner position at the end of Brunel Road, the property enjoys a peaceful setting while remaining just a short walk from the coastal footpath leading to Elberry Cove and the sandy shores of Broadsands Beach. This appealing home is perfectly positioned to take advantage of its elevated outlook, with views enjoyed not only from the interior but also from the surrounding gardens.

The accommodation is versatile and well laid out, making it ideal for a range of buyers including families, downsizers, or those seeking a coastal retreat.

Upon entering the property, you are welcomed into an entrance hall with staircase to the first floor and access to a bright and comfortable lounge, where a large window has some sea and coastal views. The room features a charming fireplace, creating a warm focal point, and double doors that open into the kitchen/dining room.

This sociable space is fitted with a range of light wood-effect wall and base units, complemented by practical worktops. Integrated appliances include a fridge/freezer, with additional space provided for a dishwasher and washing machine, as well as a freestanding gas cooker. A wall-mounted gas-fired boiler is neatly positioned, and there is ample room for a dining table and chairs. Two doors from the kitchen leads directly out to the rear garden, perfect for indoor-outdoor living.

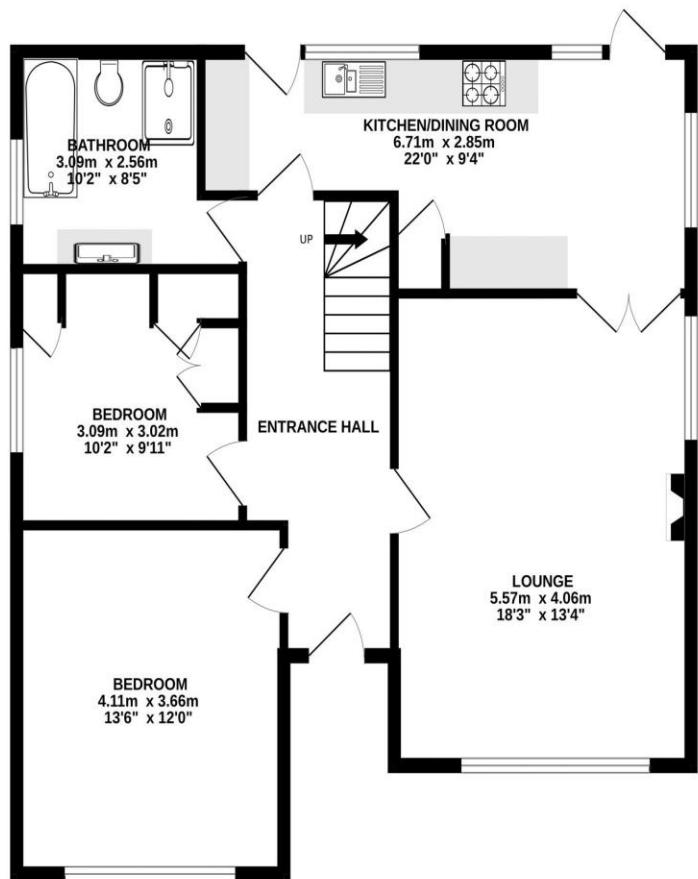
The ground floor also offers two generously sized double bedrooms. One benefits from built-in bedroom furniture, while the other enjoys an attractive sea view to the front of the property. A well-appointed ground floor bathroom includes both bath and shower facilities, adding flexibility and convenience.

To the first floor, there are two further bedrooms that have been created, both with velux windows to front and rear aspect, the front enjoying a wider aspect of the sea views one is a good size double bedroom and the other a single bedroom, currently fitted as an office with bespoke furniture and shelving, making it ideal for home working or hobbies. A shower room with W.C completes the upper-level accommodation.

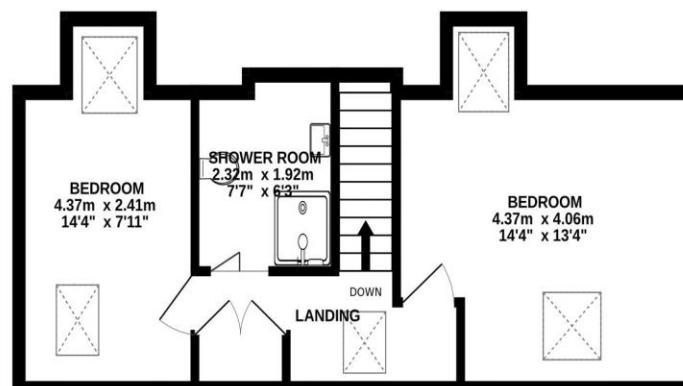
Outside, the property continues to impress. The landscaped front and rear gardens are designed with inset shrubs and established planting. A detached garage and driveway provide off-road parking to the front. To one side of the property is a larger lawned garden, alongside a raised decked area with a summerhouse -an idyllic spot to relax, entertain, and take in the far-reaching sea views.

Located within easy reach of local shopping facilities at Churston Broadway and the local bus service to Brixham and Paignton's amenities while offering immediate access to coastal walks and beaches, this delightful bungalow combines location, outlook, and flexibility. Early viewing is highly recommended to fully appreciate all that this exceptional coastal home has to offer.

GROUND FLOOR
80.2 sq.m. (863 sq.ft.) approx.



1ST FLOOR
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA : 114.8 sq.m. (1235 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: THREE 82% /EE 78% /VODAPHONE 70% /o2 64%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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