

7 Broadsands Park Road, Paignton, TQ4 6JG
Freehold House - Detached
£695,000

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Located within the highly sought-after residential area of Broadsands, this impressive family home is just a short five-minute walk from one of Torbay's finest beaches, Broadsands Beach. Renowned for its long stretch of golden sand, quality café and popular restaurant, the beach is also perfectly positioned along the South West Coast Path and framed by the historic Dartmouth Steam Railway, creating an exceptional coastal setting. The surrounding area offers an abundance of breathtaking walks, parkland and stunning coastal scenery, all of which can be enjoyed just moments from the property itself.

The location is ideally situated for convenient access to both the neighbouring town of Paignton, with its railway links and range of amenities, and the charming historic harbour town of Brixham. Excellent public transport connections are also close at hand, with the main Number 12 bus service available at the end of the road, providing easy travel throughout Torbay and beyond.

Broadsands is also particularly popular with families due to its highly regarded school catchment area, including easy access to the well-respected Churston Ferrers Grammar School, offering both secondary and sixth form education. The area is ideal for growing families, allowing older children a greater degree of independence while remaining within easy reach of the wider bay and local amenities.

The property itself occupies an impressive-sized plot with both a substantial frontage and generous rear gardens. A sweeping driveway rises from Broadsands Road, providing additional parking at road level before leading to extensive parking areas near the house and garage. Beautifully landscaped gardens create a wonderful first impression, with an abundance of mature planting and colour framing the property from the roadside.

The large garage benefits from an extensive solar panel array, complemented by additional panels positioned on the southerly-facing roof of the main house. Together, these generate an annual income of approximately £1,800 while also contributing electricity usage during daylight hours. The property is connected to mains drainage and mains gas, with heating provided by a gas-fired central heating boiler alongside a separate pressurised hot water cylinder.

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- Freehold Detached Family Residence
- Five-Minute Walk to Beach
- Large Landscaped Rear Garden
- Solar Panels Generating Annual Income
- Highly Sought-After Broadsands Location
- Six Spacious Double Bedrooms
- 0.45 Acre Plot Size
- Excellent Family-Friendly School Catchment









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Upon entering the property, a generously sized storm porch provides a welcoming entrance with ample sheltered space before leading into the spacious reception hallway. From here there is access to a downstairs WC and the impressive main lounge. This substantial dual-aspect room is flooded with natural light and enjoys direct access onto the front terrace, creating a wonderful additional seating area. A cosy wood-burning stove forms an attractive focal point, perfect for the cooler winter months.

Adjacent to the lounge is a spacious dual-aspect dining room, which also enjoys direct access onto a sunny and secluded side terrace, ideal for al fresco dining and entertaining during the warmer months. Beyond this lies the substantial conservatory, a delightful place to relax while enjoying views across the impressive rear gardens.

The kitchen is particularly well-proportioned and perfectly suited to a home of this size. Finished with sleek contemporary units and extensive worktop space, it includes a large five-ring hob, two mid-level ovens, a full-size dishwasher, integrated refrigerator and an abundance of storage throughout. A separate laundry/utility room provides additional practicality along with direct access to the garden.

The ground floor also offers two generous double bedrooms, identified on the floorplan as Bedrooms 3 and 4, with one benefitting from its own en suite shower room. This arrangement is ideal for those seeking annex-style accommodation, visiting guest space, or a home that can comfortably function as single-level living in the future if required.

On the first floor there are a further four impressive double bedrooms. The principal bedroom benefits from a walk-in wardrobe and en suite shower room, while Bedroom 2 also enjoys its own en suite facilities. Bedrooms 5 and 6 are served by a spacious family bathroom. The landing itself is generously proportioned and includes a built-in airing cupboard, while the property further benefits from excellent loft storage space.

The gardens are equally as impressive as the accommodation itself. A large, mostly level lawn provides the perfect environment for families, children and entertaining alike. Secure boundaries make the gardens ideal for pets, while the mature surroundings create a wonderfully peaceful and private haven within the beautiful English Riviera.









Council Tax Band: F

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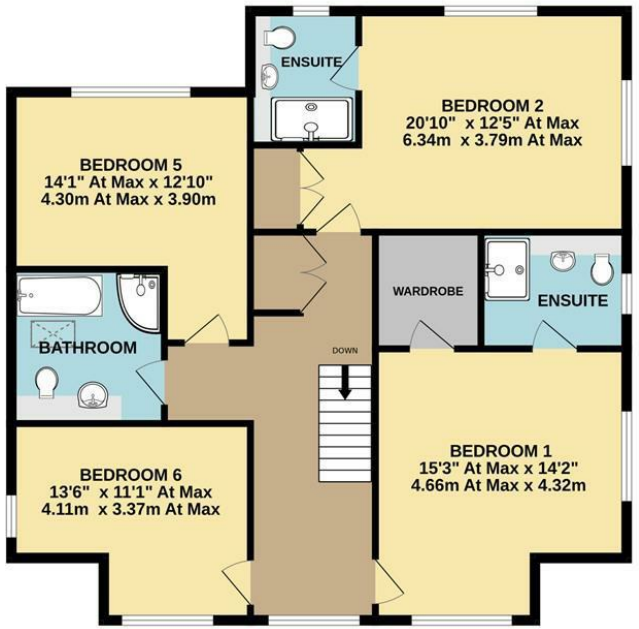
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TOTAL FLOOR AREA : 2628 sq.ft. (244.1 sq.m.) approx.

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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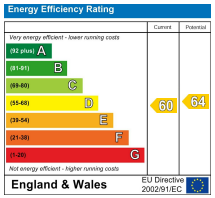


GROUND FLOOR
1537 sq.ft. (142.8 sq.m.) approx.



1ST FLOOR
1091 sq.ft. (101.4 sq.m.) approx.

Current EPC Rating: D



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