



Tavistock Place, Paignton, TQ4 7NZ

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£295,000 Freehold



Situated in the popular Broadsands Park area of Paignton, a **THREE BEDROOM DETACHED BUNGALOW** offering well-proportioned accommodation, together with a driveway, attached single garage and enclosed rear garden.

The property requires updating and refurbishment, providing an excellent opportunity for a purchaser to modernise and improve the accommodation to their own requirements. The bungalow is approached via a landscaped front garden, with a driveway providing ample off-road parking and a ramp leading to the side entrance door. An attached single garage benefits from an electric roller door to the front, providing useful storage and parking facilities.

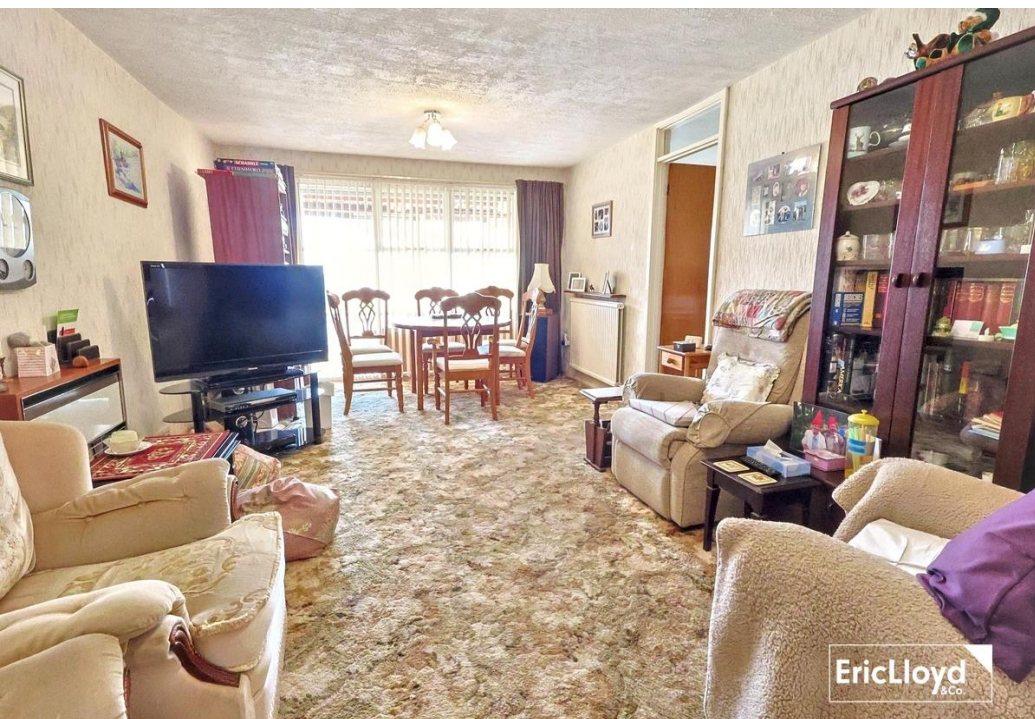
Internally, the entrance hall provides access to the principal rooms. The lounge/dining room is a well-proportioned living space featuring a full-height secondary-glazed window overlooking the rear garden, together with a wall-mounted gas fire. The kitchen leads from the dining area and is of a good size, fitted with a range of wall and base cupboards, working surfaces and a stainless-steel sink and drainer. There is a shelved pantry cupboard, space for white goods and a wall-mounted Worcester boiler. To the rear of the property is a conservatory, providing additional versatile living or dining space and enjoying views towards the garden. A tilt-and-slide patio door opens directly onto the rear garden, while a further door provides access to the garage.

The accommodation includes two double bedrooms and a single bedroom, together with a bathroom/W.C fitted with a coloured suite.

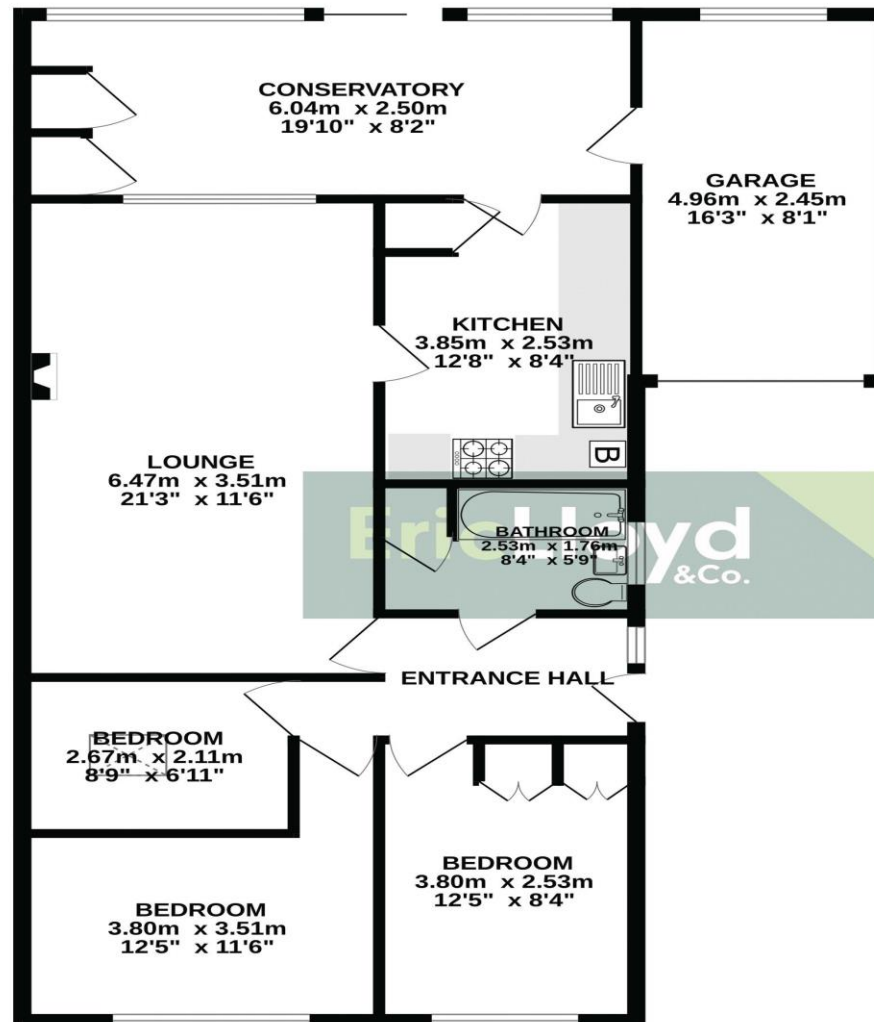
While the property would benefit from a programme of updating and refurbishment, the layout offers considerable potential to create a comfortable and well-appointed home. Externally, the enclosed rear garden comprises areas of lawn and paving, together with a useful garden store. A rear access gate provides additional convenience. The property also benefits from the landscaped frontage, driveway and garage, offering a combination of outdoor space and practical parking facilities.

Gas central heating is installed and the majority of the windows are double glazed or secondary glazed. **LEASED SOLAR PANELS** are installed (please ask us for details on this as it can complicate some mortgage approvals).

The property is conveniently positioned within the established Broadsands Park area, with local shopping and everyday amenities available at Cherry Brook Square. Doctor and dental surgeries are also within walking distance, as is a nearby bus stop, making the location particularly convenient for both local residents and those seeking accessible amenities without relying entirely on a car. The wider area provides easy access to the amenities of Paignton and the surrounding South Devon coastline, making this an appealing location for a range of buyers.



GROUND FLOOR
94.2 sq.m. (1014 sq.ft.) approx.



TOTAL FLOOR AREA : 94.2 sq.m. (1014 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: B

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that standard, superfast 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

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