

Property details approval form

5 Broad Reach, Paignton, Devon, England, TQ4 6JZ

Date: 02 April 2026

Property Ref and Version: PGN313461 - 0001

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○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£425,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Substantial Gardens That Would Suit A keen Gardener
- > Stunning views
- > Refurbished throughout
- > Cull-de-sac location
- > Ample parking & Garage

○ Short Description

This beautifully presented two-bedroom bungalow, set within a peaceful cul-de-sac in the desirable Broadsands area, offers an idyllic blend of coastal living, modern comfort and easy single-level convenience. Just a short stroll from Broadsands Beach and scenic coastal walks.

○ Long Description

This beautifully presented two-bedroom bungalow, set within a peaceful cul-de-sac in the desirable Broadsands area, offers an idyllic blend of coastal living, modern comfort and easy single-level convenience. Just a short stroll from Broadsands Beach and scenic coastal walks, it provides a calm retreat in one of the area's most sought-after locations.

A bright, spacious hallway welcomes you inside and leads to an impressive open-plan lounge, dining area and kitchen. Flooded with natural light, this sociable space features a gas log burner, sliding patio doors to the garden and a well-equipped modern kitchen with integral appliances and direct outside access.

Both bedrooms are generous doubles, with the master enjoying its own private en-suite. A contemporary shower room and separate cloakroom complete the superb internal layout.

Outside, the rear garden is a tranquil haven with multiple seating areas, a sun deck with glass balustrades, a summerhouse, mature trees and beautifully maintained borders. To the front, the property offers ample driveway parking and a detached garage with a dedicated utility area.

Perfectly positioned and beautifully maintained, this exceptional bungalow provides relaxed, high-quality coastal living just moments from the shoreline.

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Directions

Agents Note

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○ Room Description

On Approach

The approach to the bungalow is immediately inviting. A spacious driveway provides parking for several vehicles and leads to a detached garage, ensuring practicality for homeowners and visitors alike. Mature shrubs and well-kept lawned areas frame the entrance, offering a sense of calm and privacy before you even cross the threshold.

Step Inside

Stepping through the uPVC entrance porch with cladding, radiator and uPVC obscure double-glazed door, you are welcomed into a broad and luminous Entrance Hallway. The hallway's brightness sets the tone for what is to come. Oak-effect flooring enhances the feeling of openness, while a storage cupboard houses the Worcester combi boiler and provides additional convenience.

Lounge, Kitchen & Diner

From here, the home opens beautifully into a truly stunning Lounge/Kitchen/Diner—an expansive, airy space thoughtfully designed for modern living. The Lounge Area is flooded with natural light thanks to uPVC double-glazed windows and large sliding patio doors. These offer views of the lush rear garden while also framing captivating glimpses of the nearby steam railway, an enchanting feature for railway lovers and families alike. The gas log burner adds warmth and a cosy focal point for winter evenings, while wall lighting, radiators and continued oak-effect flooring complete the space.

The flow into the Kitchen Area is effortless, maintaining a seamless open-plan feel. The kitchen features contemporary matching wall, base and drawer units paired with rolled-edge work surfaces. A 1½ sink unit with mixer tap sits beneath a double-glazed window, providing pleasant views into the garden. Every detail is designed with ease and efficiency in mind, from the integral dishwasher and fridge-freezer to the built-in double oven and four-ring induction hob with high-gloss splashback and stainless-steel extractor. A larder cupboard offers excellent storage, while a rear uPVC door creates direct access to the garden—ideal for outdoor dining and summer entertaining.

Bedroom & Ensuite

Bedroom One is a generous and luxurious master suite with double-aspect uPVC windows to the side and front, the room enjoys abundant natural light throughout the day. Mirrored wardrobes provide excellent built-in storage while maintaining a spacious feel. Radiators, TV and power points complete the room's functionality. A door leads to the beautifully appointed En-Suite, featuring ceiling spotlights, a double shower cubicle with panelling, wall-mounted power shower, low-level WC, vanity wash basin unit with mixer tap, LED mirror and extractor fan. This private retreat offers comfort, style and practicality in equal measure.

Bedroom Two

A further double room and benefits from a side-aspect uPVC window, built-in mirrored wardrobes, radiator, TV point and ample power sockets. Perfect as a guest room, family bedroom or spacious home office, it offers excellent versatility to suit different lifestyle needs.

Shower Room

The home's Shower Room provides a modern and elegant suite with ceiling spotlights, double shower with wall-mounted electric shower, pedestal wash basin with mixer tap, modern chrome heated towel rail, extractor and uPVC obscure double-glazed window. Additionally, a separate Cloakroom adds welcome convenience, fitted with a high-gloss white vanity unit, low-level WC, radiator, ceiling spotlights and tasteful panelling.

Outside

Outside, the rear garden of this bungalow is nothing short of a sanctuary. Thoughtfully designed to offer peaceful corners, sunlit seating areas and lush greenery, the garden is a haven for relaxation and outdoor enjoyment. A patio area sits directly behind the property, perfect for al fresco dining or morning coffees. A beautifully elevated sun-decked area with glass balustrades provides a stunning vantage point from which to enjoy the surroundings, leading down to a further patio area ideal for entertaining. The garden is laid to lawn and surrounded by mature shrubs, plant borders and trees, creating natural screening and year-round colour. Additional features include a charming summerhouse, gravelled sections, under-eaves storage and a shed—perfect for tools or hobbies.

The detached Garage, is another valuable asset. Complete with uPVC double-glazed side window, power points, and a useful utility area fitted with units, sink, plumbing for a washing machine and space for a tumble dryer, the garage provides a practical and flexible extension of the living space.

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○ Floor Plan



Total floor area 104.7 m² (1,127 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



○ Approval

	Signature	Date
Lynsey Mitchell	<i>Lynsey Mitchell</i>	31/4/26
Mrs N.F. Layton	<i>N.F. Layton</i>	10.5.26