



Red Brook Close, Broadsands Park, Paignton, TQ4 7NU



## £400,000 Freehold

Located in a peaceful cul-de-sac, at popular Broadsands Park, this beautifully presented **THREE BEDROOM DETACHED BUNGALOW** offering comfortable single-level living in a highly desirable residential setting. The property enjoys some **lovely sea and coastal peeps** from the front and rear gardens, adding a wonderful sense of openness and connection to the surrounding coastline.

Conveniently located, it is just a short walk from the local shopping facilities at Cherry Brook Square, along with doctor/dental surgeries and regular bus services providing easy access to Paignton, Brixham and the surrounding areas.

The bungalow is well equipped for modern living, benefitting from solar panels, gas-fired central heating, and double glazing, helping to enhance both comfort and energy efficiency throughout the year. The property is also set within attractive and well-maintained gardens that provide a lovely outdoor environment for relaxation, gardening, or entertaining.

To the rear of the home is a superb, generously sized garden that has clearly been lovingly cared for. The garden features a neatly kept lawn, attractive seating areas ideal for enjoying sunny afternoons, colourful flower borders, and a large raised vegetable bed for those with a passion for home-grown produce. Large Greenhouse and two good-sized garden sheds provide excellent storage for tools, equipment, or hobbies, making the outdoor space both practical and appealing.

Inside, the bungalow offers a thoughtfully designed and well-maintained interior. The modern kitchen is fitted with cream gloss wall and base cupboards complemented by stylish working surfaces. Integrated appliances include a fridge and dishwasher, along with high-quality Neff built-in appliances such as an oven, microwave, and induction hob with an integral cooker hood above. The kitchen is both functional and attractive, providing an excellent space for everyday cooking and entertaining.

To the rear of the property is a good-sized sun room that enjoys lovely views over the westerly facing rear garden, creating a bright and relaxing additional living area. Within this space there is also a practical utility section with worktop, washing machine, and tumble dryer, which are available by separate negotiation.

The lounge/dining room forms a welcoming heart of the home. A bow window to the front allows natural light to flood the room while offering glimpses of the sea and coastline. The room also features a charming fireplace with electric fire, French doors leading into the sun lounge, and a convenient serving hatch connecting to the kitchen.

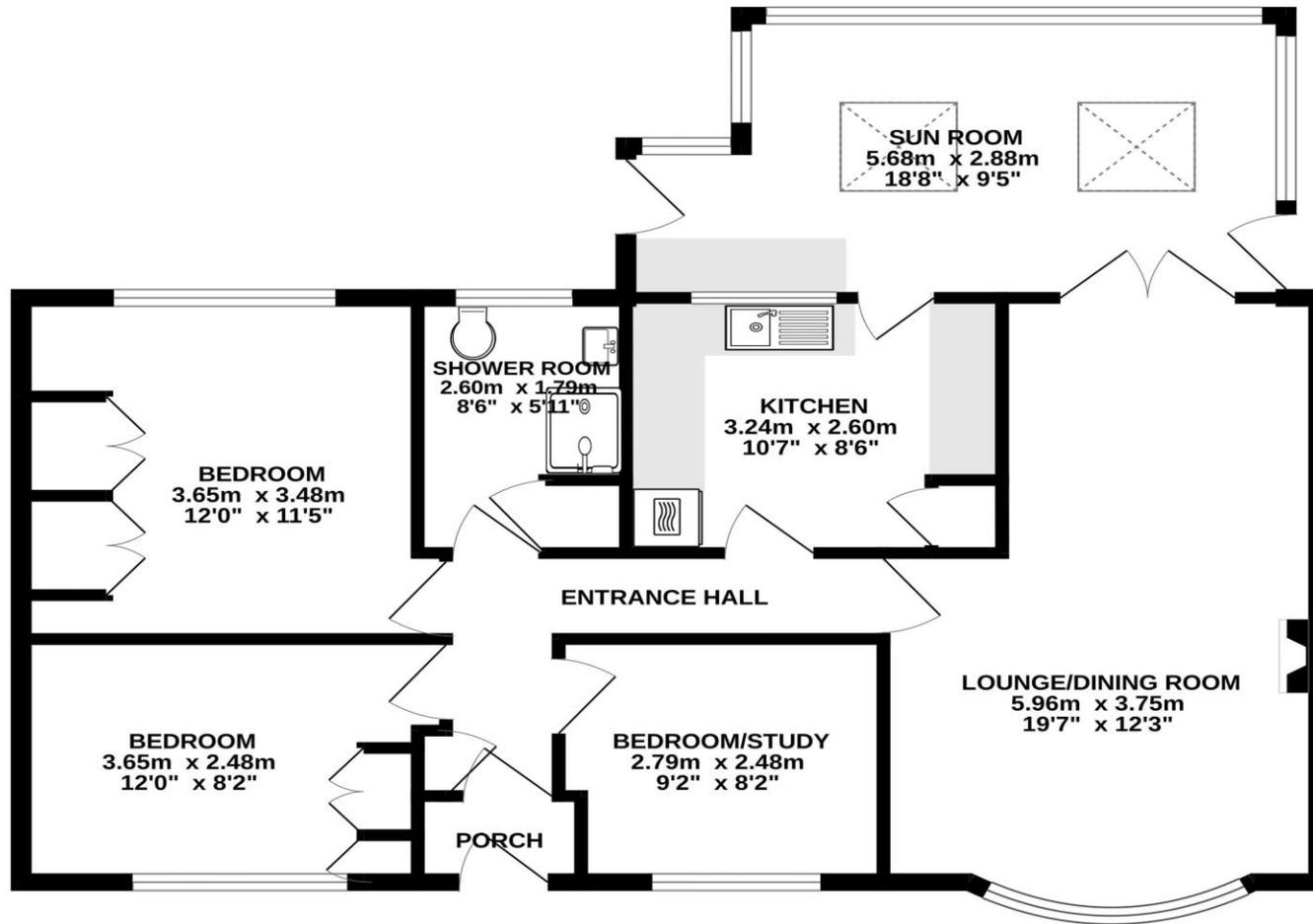
There are three bedrooms, offering flexible accommodation. Bedroom one is positioned at the rear and overlooks the garden, benefitting from quadruple wardrobes providing excellent storage. Bedroom two is located at the front of the property and enjoys some sea views along with a triple wardrobe. Bedroom three is a comfortable single room, ideal as a guest bedroom, study, or hobby space. The shower room/W.C is fitted with a large shower cubicle featuring a Mira independent electric shower and large heated linen cupboard.

Externally, the property continues to impress with a landscaped front garden and driveway leading to a single **GARAGE** measuring approximately 16'1" x 8', complete with electric roller door, light, and power.

Altogether, this attractive bungalow offers a wonderful combination of comfort, convenience, and charming coastal glimpses in a quiet yet well-connected location.



**GROUND FLOOR**  
81.9 sq.m. (881 sq.ft.) approx.



TOTAL FLOOR AREA : 81.9 sq.m. (881 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: C

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 81% / THREE 80% / VODAPHONE 71% / O2 62%. The bungalow is connected to all mains services and has been fitted with owned SOLAR PANELS.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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&Co.

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