



Dartmouth Road, Broadsands, Paignton, TQ4 6LH

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## £650,000 Freehold

Situated in a highly regarded residential location, this superior, elevated, **DETACHED THREE BEDROOM BUNGALOW** with 147 square metres of space enjoys attractive sea and coastal views from the front elevation.

The property offers spacious and versatile accommodation, beautifully complemented by landscaped gardens, ample parking, and excellent workshop and storage facilities.

The bungalow is approached via a generous driveway, providing parking for several vehicles, with steps leading up to a front terrace which spans the width of the property and has access to the main entrance. From here, the elevated position allows pleasing outlooks across the surrounding area towards the coastline, setting the tone for the accommodation within.

Internally, the property is light and well arranged. A particular feature is the generous sun lounge reception room, which enjoys views to the front and provides a wonderful space to relax while taking in the coastal outlook. The main living room is equally impressive, featuring a pleasant sea view to the front, patio doors opening directly onto the garden, and a feature fire surround with fitted gas fire, creating a warm and inviting focal point.

For more formal occasions, there is a separate dining room, ideal for entertaining. This connects seamlessly via double doors to the inner hall and also has patio doors leading out to the rear garden.

The striking kitchen breakfast room, which is fitted with a modern two tone range of units and integral appliances, along with a breakfast bar area that is perfect for casual dining or socialising. A useful utility room, with its own door to the garden, provides additional practicality, while a cloakroom W.C. is conveniently located off the hallway.

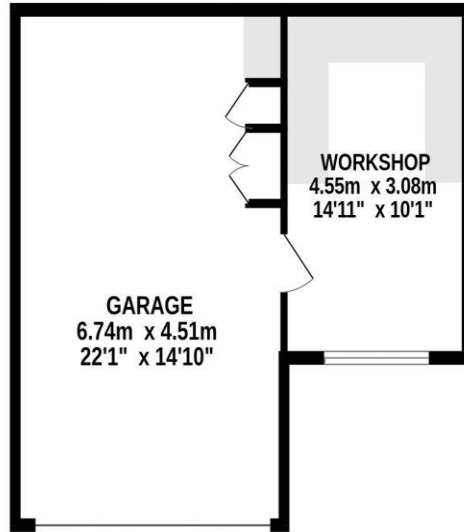
The bungalow offers three well-proportioned double bedrooms and family bathroom/w.c. The principal bedroom benefits from built-in wardrobes and a modern en suite shower room, featuring a double-sized shower enclosure. Two of the bedrooms enjoy views to the front elevation, further enhancing the sense of space and light throughout the property.

Externally, the gardens are a true highlight. The front gardens are landscaped and thoughtfully designed to complement the elevated position of the home. To the side and rear, the gardens provide a variety of seating areas, along with a lawn, well-stocked flowerbeds, and a covered seating and storage area, making the outdoor space both attractive and highly functional. In addition, the property benefits from a large garage and a heated workshop below the bungalow, ideal for hobbies, home working, or additional storage.

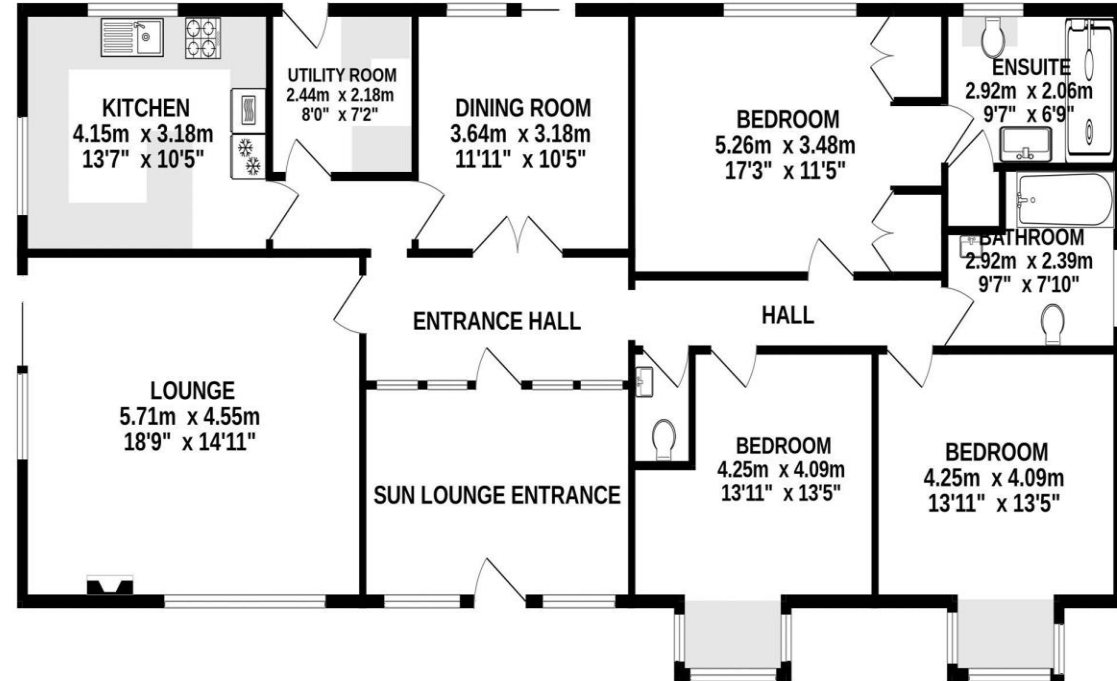
The location is particularly convenient, being on the level and within a short walk of a regular bus service to Paignton and Brixham, as well as local shopping facilities at Churston Broadway. Broadsands Beach and access to the coastal footpath are located at the Broadsands Road and Churston Golf Club is a few minutes drive away. This combination of coastal views, generous accommodation, and accessibility makes this an outstanding home in a sought-after area.



GARAGE LEVEL  
44.4 sq.m. (478 sq.ft.) approx.



ENTRANCE FLOOR  
145.6 sq.m. (1567 sq.ft.) approx.



TOTAL FLOOR AREA : 190.0 sq.m. (2046 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: F

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: Three 82%/ EE 78%/ Vodafone 70%/ o2 64%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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