



Blue Waters Drive, Broadsands, Paignton, TQ4 6JE

EricLloyd
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£749,950 Freehold

Offered with **NO ONWARD CHAIN. OUTSTANDING SEA AND COASTAL VIEWS. PRIME COASTAL POSITION. HUGE REFURBISHMENT POTENTIAL.**

A remarkable opportunity to acquire a **THREE BEDROOM CHALET STYLE DETACHED BUNGALOW** in one of Broadsands most prestigious coastal roads. Properties in this location are rarely available, and even fewer offer the extraordinary **180-degree sea and coastal views** that this home enjoys.

Directly backing onto open grassy headland and the spectacular South West Coastal Footpath, this is a setting that captures the essence of coastal living and panoramic scenery, peaceful surroundings, and immediate access to breathtaking walks along the shoreline.

The property is arranged to maximise the wonderful outlook and provides excellent scope for refurbishment, reconfiguration, or a more ambitious redesign, subject to any necessary consents. For buyers seeking a project in a first-class location, this home presents a truly exciting chance to create something special.

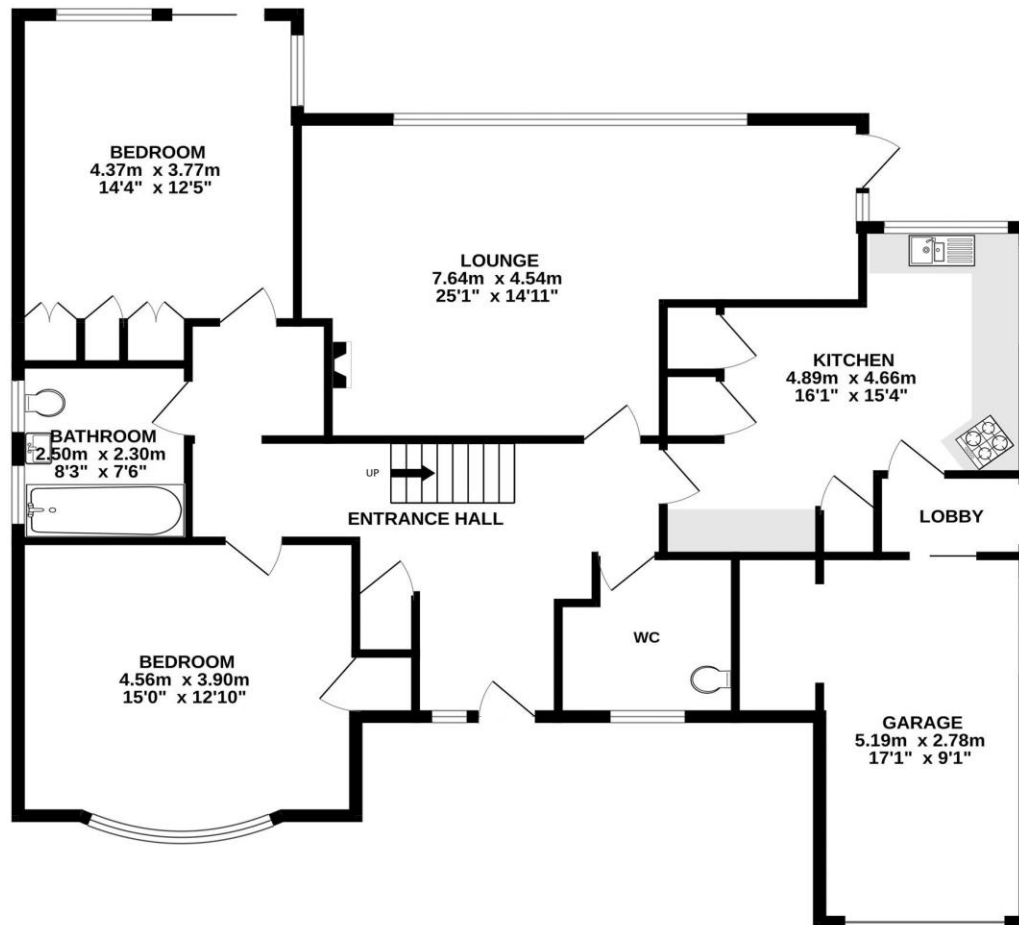
The accommodation begins with a large entrance hall that leads into the principal accommodation, the front-facing lounge, a room defined by its large window framing the stunning coastal vista. From here, a door opens onto a terrace and the rear garden, allowing a natural flow between interior and exterior spaces. Whether relaxing indoors or enjoying the fresh sea air outside, the ever-changing coastal panorama forms a magnificent backdrop. The kitchen/breakfast room is positioned to the side of the property and offers an excellent footprint for modernisation. A door leads from the kitchen into the side lobby, which in turn provides internal access to the integral garage, adding practicality and enhancing the home's future potential. Two ground-floor double bedrooms provide comfortable sleeping accommodation on the main level, both offering good proportions and flexibility for layout and use. A ground-floor bathroom/W.C serves these rooms, making the layout convenient for single-level living if desired.

The first floor houses a further double bedroom, again taking full advantage of the spectacular coastal aspect. This upper room benefits from its own en suite shower room/W.C, making it ideal as a principal suite or a private guest space. With dormer potential or reconfiguration options, the top floor could be enhanced further to create an even more impressive elevated living area.

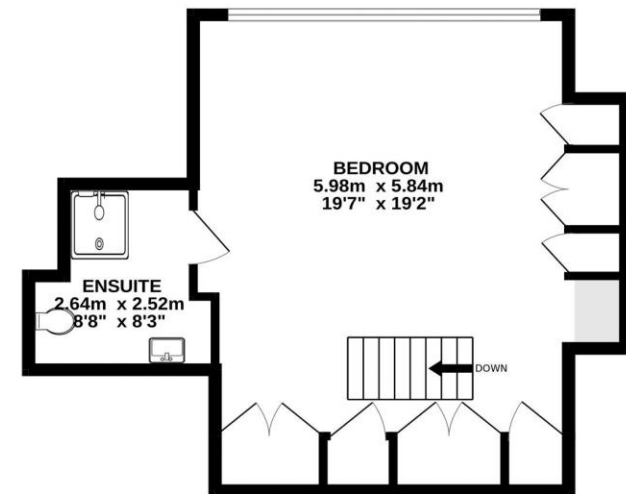
Externally, the property sits on a good-sized plot with both front and rear gardens. The rear garden is a particular highlight, offering direct gated access onto the grassy headland and the coastal footpath beyond perfect for morning walks, dog owners, or anyone who appreciates the natural beauty of Broadsands and Elberry Cove. To the front, there is driveway parking leading to the integral garage. This property is a rare gem and an outstanding coastal opportunity with unrivalled views, generous gardens, and enormous potential. Ideal for those seeking a refurbishment project in an exceptional location, this property is ready to be transformed into a breathtaking coastal residence. Offered with no onward chain, a prompt viewing is strongly recommended.



GROUND FLOOR
132.4 sq.m. (1425 sq.ft.) approx.



1ST FLOOR
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA : 174.1 sq.m. (1874 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: E

COUNCIL TAX BAND: F

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Mobile coverage shows as EE 80% /THREE 84% / VODAPHONE 74% / o2 69%

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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