



Tides Reach 19 Long Wools, Paignton, TQ4 6HU  
Freehold Bungalow - Detached  
£525,000

**boyce**brixham  
email [property@ljboyce.co.uk](mailto:property@ljboyce.co.uk) call 01803 852736

Occupying an exceptional frontline position on the highly sought-after Broadsands waterfront, this most appealing two-bedroom detached bungalow is quite possibly one of the closest residential properties to the renowned beach. Perfectly suited to those seeking a relaxed seaside lifestyle, the location is particularly favoured for its friendly, secure community atmosphere and excellent access links to Torbay and beyond.

The property itself presents an attractive, low-maintenance frontage, with a smart block-paviour driveway sweeping to the front and providing ample off-road parking, in addition to a particularly generous garage complete with electric door (and an additional level storage for a boat or small car beyond). Internally, the accommodation is both well-balanced and inviting. A welcoming entrance hall provides access to all principal rooms, with two spacious double bedrooms positioned at the front of the property, each enjoying a pleasant outlook over the surrounding street scene.

Undoubtedly the centrepiece of the home is the impressive dual-aspect lounge — a truly special space. Flooded with natural light, this room features a large picture window and sliding patio doors that frame breathtaking panoramic views across Broadsands and out over Torbay. These are genuine “armchair views,” offering an ever-changing coastal backdrop that is simply captivating. The kitchen is equally light and airy, also benefitting from delightful views over the rear garden and towards the sea. A useful utility area and separate WC sit conveniently adjacent.

Externally, the rear garden is a standout feature and a rare find. Extending to approximately 100ft in length, it begins with an elevated patio area — perfectly positioned to take full advantage of the stunning surroundings — before gently leading down to a beautifully maintained, largely level lawn. This private and sunny garden offers an idyllic outdoor space that must be experienced firsthand to be fully appreciated.

Further benefits include gas central heating, UPVC double glazing throughout, and privately owned solar panels contributing to the home's overall efficiency. Offered to the market with full vacant possession and no onward chain, this is a rare opportunity to acquire a truly special coastal home in one of the area's most desirable locations.

**Council Tax Band: E**



- The Perfect Seaside Bungalow!
- Ample Parking & Driveway
- Offered With No Onward Chain

- Detached with Two Bedrooms
- Stunning Views Over Broadsands
- Freehold - Council Tax Band E

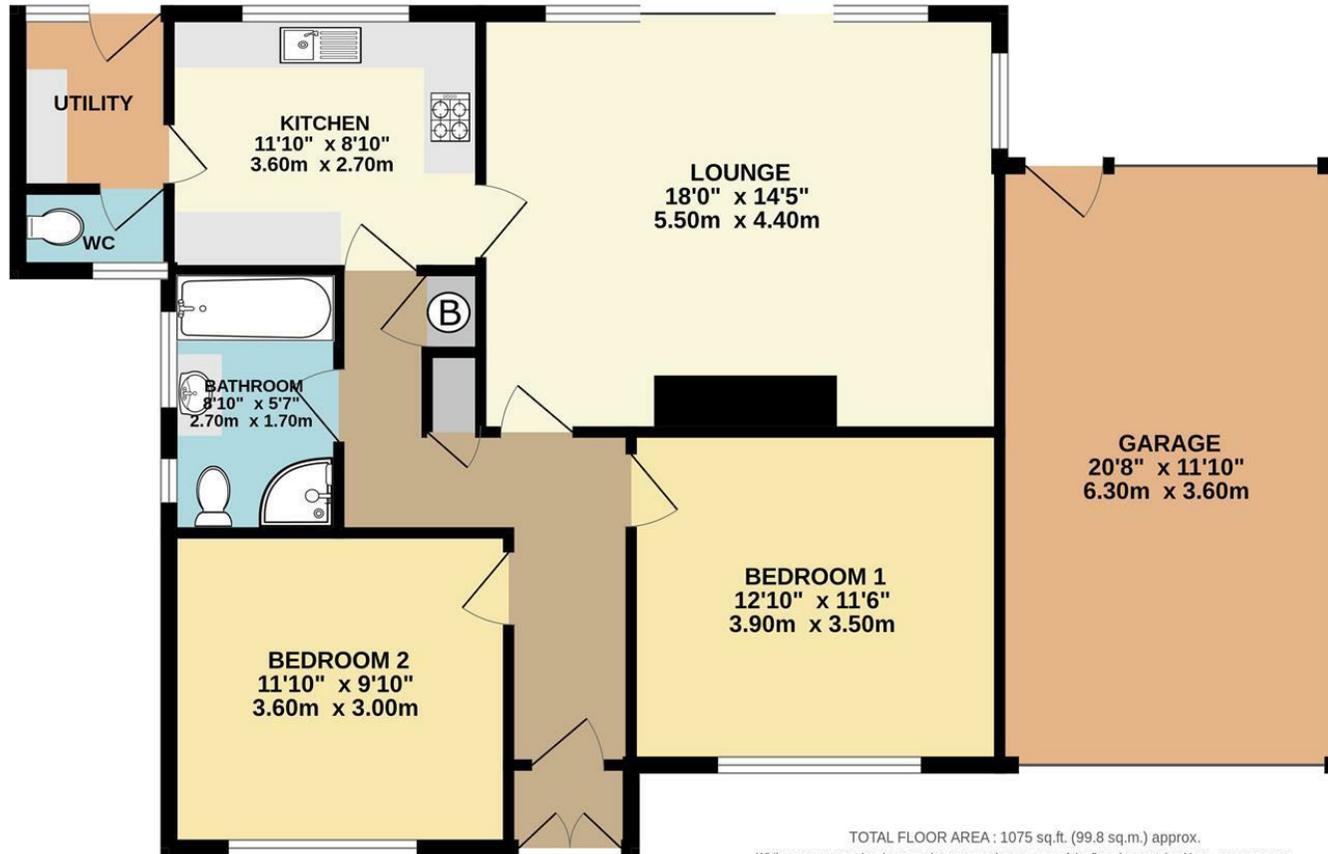


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GROUND FLOOR  
1075 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.8 sq.m.) 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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Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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