



1 Broad Reach, Paignton, TQ4 6JZ
Freehold House - Detached
£575,000

boycebrixham
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Situated towards the top of Broadsands between Brixham and Paignton, this superb three/four-bedroom detached property enjoys a prime position in one of South Devon's most desirable coastal locations, whilst just two minutes to the beach. Broad Reach offers excellent access links across Torbay and beyond, while a popular parade of local shops, a library, fish and chip shop and other everyday amenities are just a short stroll away. The area also benefits from highly regarded primary schools and the renowned Churston Grammar School close by, making it a perfect choice for families.

The property opens into a particularly spacious entrance hall, setting the tone for the generous proportions throughout. The ground floor accommodation is cleverly configured to offer flexibility, allowing the next owner to tailor the layout to suit their lifestyle. The dual-aspect living room to the front of the property is bathed in natural light throughout the day thanks to its favourable south-facing aspect. This bright and airy space flows semi-open into a stylish dining room, perfect for entertaining or relaxed family living.

Elsewhere on the ground floor, the modern kitchen also enjoys a dual aspect with a charming southerly outlook, including a lovely view of the iconic Brunel Viaduct. Ample worktop and cupboard space is complemented by a practical rear porch giving access to the garden. A versatile second reception room currently serves as a separate lounge but could easily be transformed into a ground floor bedroom or opened into the kitchen to create a stunning open-plan kitchen/dining space. A contemporary family bathroom, further bedroom and a useful study or home office complete the ground floor.

Upstairs, there are two generous double bedrooms, one particularly spacious with elevated south-facing views. The second bedroom offers excellent built-in storage and an ensuite WC. Additional eaves storage runs the full width of the home, providing ample practical space.

To the front, a wide driveway provides parking for at least two vehicles and leads to a garage with power, lighting and an up-and-over door. The rear garden is a standout feature — a peaceful, private haven with a gently rising lawned garden and sweeping steps leading to a fabulous raised decked area. Perfectly positioned to soak up the sunshine and enjoy the surrounding tranquillity, it's an idyllic setting for summer dining or simply relaxing outdoors. An undercroft provides additional storage, and the property benefits from gas central heating and UPVC double glazing throughout.

Whilst planning permission has previously been sought for expansion, this delightful detached home already combines space, light and flexibility with a superb South Devon location. Just moments from the coast and close to excellent amenities and schools, it's a property that truly offers the best of coastal and family living. Early viewing is highly recommended.

Council Tax Band: E



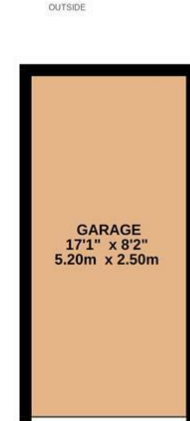
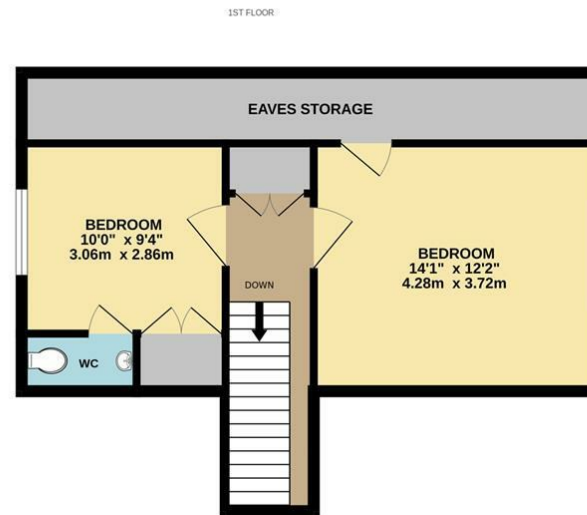
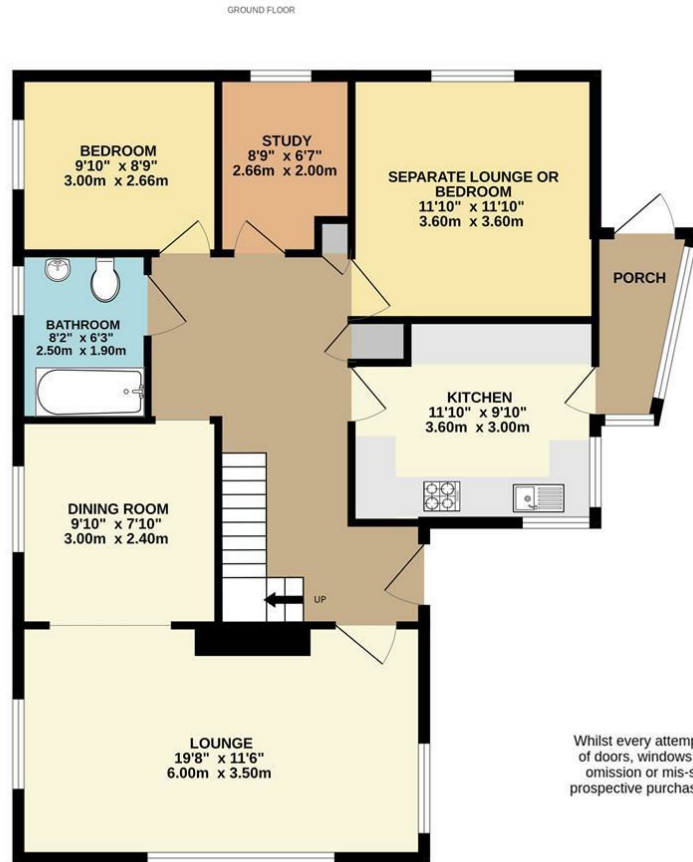
- Superb 3/4 Bedroom Family Home
- Beautifully Presented Throughout
- Super Sunny & Private Rear Garden

- Premium Broadsands Location
- Driveway Parking + Garage
- Freehold - Council Tax Band E



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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
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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