



SUMMARY

Panoramic Sea Views Across Torbay || Sea-Facing Balcony || Sought-After Broadsands Park Location || 3 Double Bedroom Semi-Detached Home || Reverse-Level Accommodation || Generous Lounge/Diner with Sea Views || Rear Garden with Coastal Outlook || Driveway Parking for 1 Vehicle

Visit our website for the current price:
www.danielhobbin.uk/P-RS0900/

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

Property type: Semi-Detached House

Tenure: Freehold

Council tax band: D

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

Occupying an enviable position within the highly regarded Broadsands Park area, this CHAIN FREE three-bedroom semi-detached home offers reverse-level accommodation together with outstanding panoramic sea and coastal views across Torbay, taking in Paignton, Torquay and Brixham. Set within a quiet cul-de-sac, the property also benefits from driveway parking for 1 vehicle.

The property offers considerable potential and now requires a comprehensive modernisation programme, providing an excellent opportunity for a purchaser to refurbish and personalise the accommodation to their own requirements. The principal living space is arranged to take full advantage of the elevated setting, with a generously proportioned lounge/diner opening onto a sea-facing balcony from which the uninterrupted outlook can be fully appreciated. The kitchen also enjoys

sea views, while a substantial entrance reception provides versatile additional space on this level.

The lower ground floor comprises 3 double bedrooms, a bathroom and a conservatory, with the latter providing access to outside spaces. To the rear there is a garden enjoying the property's impressive coastal outlook, while side access leads to a further garden area and 2 secure external storage/workshop rooms.

Broadsands Park is one of South Devon's most desirable residential locations, conveniently positioned between Paignton and Brixham. Broadsands Beach and the South West Coast Path are within easy reach, together with local shops, well-regarded schools, golf courses and transport connections. With its exceptional outlook, versatile accommodation and scope for

substantial improvement, the property presents an exciting opportunity to create an impressive permanent home, coastal retreat or investment property.

Council Tax Band: D (Torbay Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband (8Mbps download, 0.9Mbps upload)

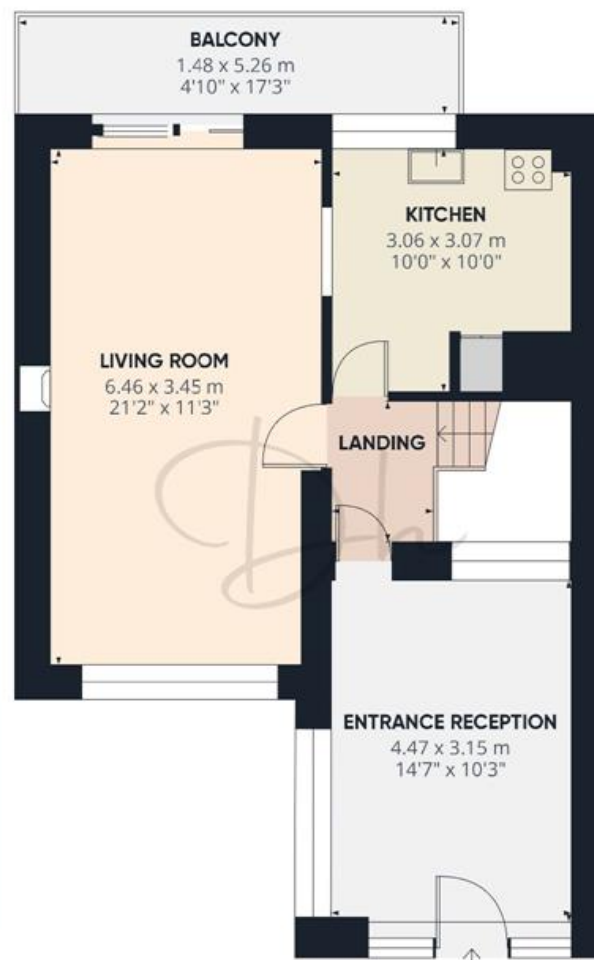
- * Superfast broadband (35Mbps download, 7Mbps upload)

- * Ultrafast broadband (1000Mbps download, 100Mbps upload)

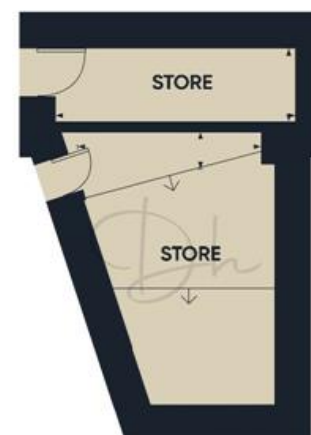
- Networks in area - Openreach, Virgin Media



Ground floor Building 1



Floor 1 Building 1



Lower ground floor Building 2

Approximate total area^m

112.5 m²

1210 ft²

Balconies and terraces

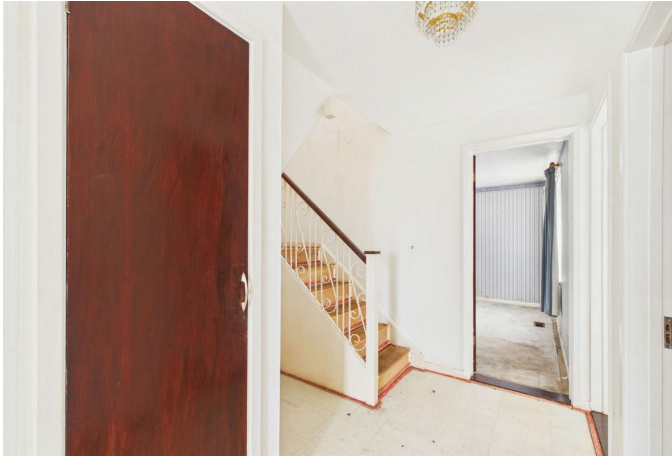
7.8 m²

84 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







DANIEL HOBBIN
Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

Company Registration Number: 13729245

Daniel Hobbin Estate Agents Ltd. Registered in England and Wales.

VAT Number: 454 3322 11 – **The Property Redress Scheme:** PRS030100 – **Client Money Protect:**

CMP009926 – **Data Protection Registration Number:** ZB269618

Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

Important Notice. These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Daniel Hobbin Estate Agents Limited. Where every attempt has been made to ensure the accuracy of the floorplan contained here, any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Hobbin Estate Agents Limited have not tested any services, equipment or facilities. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.