



JOHN COUCH
THE ESTATE AGENT

Broadview 213 Dartmouth Road
Paignton Devon
£750,000 Freehold



Broadview

213 Dartmouth Road Paignton Devon TQ4 6LG

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A beautifully presented four bedroom home with stunning views across the steam railway directly into Tor Bay, with sun terraces, gardens, driveway parking and double garage

- Stunning views around Tor Bay and across the Heritage Railway
- Living accommodation and principal bedroom at entry level ■ Cloakroom/WC
- Four bedrooms ■ Three en-suite bathrooms ■ Utility room
- Balcony ■ Sun terraces ■ Gardens ■ Double garage & driveway parking

FOR SALE FREEHOLD

Broadview offers a unique residence planned for full enjoyment of sea views which can be seen from all rooms. The clean lines of this contemporary residence are enhanced by a soft palette which reflects the coastal light giving an uplifting vibe to the home.

This well-planned home has three bedrooms and two bathrooms to the lower floor with the principal bedroom and en-suite bathroom at entry level. Superb living areas open to a large balcony and to the rear the garden is set over several levels with a large sun terrace, mature shrubs and areas of level lawn.

LOCATION

This stunning home is in a sought after coastal location within walking distance of the excellent local facilities at Churston Broadway which include a post office/general store, chemist, café and library.

The sandy beach at Broadsands is within very easy reach with the thriving and friendly village of Galmpton just minutes away where further facilities including a GP surgery and well-regarded village pub can be found along with access to the River Dart at Galmpton Creek.

There are many walking trails in the area including the South West Coastal Path. Nearby is Agatha Christie's holiday home, Greenway and Churston Golf Course where players can enjoy amazing coastal views.

An excellent range of supermarkets, home stores and the South Devon College are within easy reach along with the ring-road allowing quick access to Torbay Hospital, Totnes, Newton Abbot and the M5 motorway.

Buses from the Dartmouth Road run to Brixham in the west and Paignton and Torquay in the east with a service also running to nearby Kingswear where a passenger ferry links to the riverside town of Dartmouth (car ferries are also available).

INTERIOR

From the welcoming hallway the sitting room is found to the right side and spans the width of the house providing a spacious room flooded with light.

Upon entering you are drawn to the large windows that frame the picture postcard views with a separate glazed door opening to the balcony.

Double doors give access to the kitchen/dining room where a dining table can be placed adjacent to the patio doors that open to the balcony and where the stunning views can be enjoyed.

VIEWING BY APPOINTMENT ONLY

The kitchen is open plan to the dining area with a clever design creating a natural separation with a peninsula breakfast bar. There is an excellent range of high-quality wall and base units fitted with a range of integrated appliances.

The large picture window overlooks the steam railway and extends across the bay taking in the Berry Head Lighthouse, the breakwater at Brixham, Elberry Cove and Broadsands beach with its colourful array of traditional beach huts.

The principal bedroom is located at this level and is a room of excellent dimensions with a large window overlooking the fabulous bay views and with a well-fitted en-suite shower room. At this level there is also a cloakroom/WC and a door opening to the double garage.

From the hallway stairs descend to the garden level where there are three further bedrooms, two of which have en-suite bathrooms, with the bathroom to bedroom three also having a door to the hallway, the bedrooms and utility room all have stunning bay views with the utility room opening to the gardens.

To the rear of the plan there is a very large store room providing exceptional storage space.

OUTSIDE

From Dartmouth Road the driveway allows ample room for parking and turning with an additional parking bay adjacent to the road. The large double garage has an automated door, plumbing and power and light with a door leading directly into the house.

From the living areas there is a large balcony positioned for full enjoyment of the stunning views and at the lower level a door opens to the large sun terrace with steps descend to areas of lawn and flower borders planted to provide interest through the seasons.

There is also a large decked terrace to the west aspect where the late afternoon and evening sun can be enjoyed. Steps rise to a gate opening to the front driveway

AREA/RESORT

The stunning South Devon Coast is dotted with sandy beaches and coastal footpaths that lead to hidden coves, with the closest beaches being at Broadsands and Elberry Cove.

The nearby English Riviera towns of Torquay, Paignton and Brixham all have level seafront esplanades that flow around the coast where restaurants, bars and hotels dot the waterfront.

The nostalgic elements of this bygone age, such as period architecture, the famous piers and breakwater, iconic palm trees, beach huts and sandy beaches are well preserved and provide a timeless element that now blends seamlessly with new contemporary architecture.

The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre the Agatha Christie Festival and an annual Seafood Festival. The nearby historic riverside town of Dartmouth also has many fine restaurants and boutique shops and is home to the annual Royal Regatta.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot where fast trains to London Paddington can take under three hours.

The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

SERVICES Mains water, gas, electricity are all connected, subject to the necessary authorities and regulations. Mains drainage. Gas fired heating to radiators.

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2025/26 £2859.80)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)









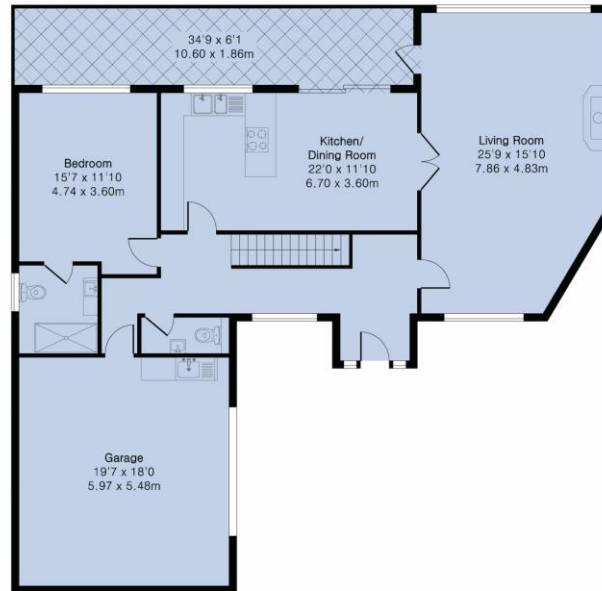




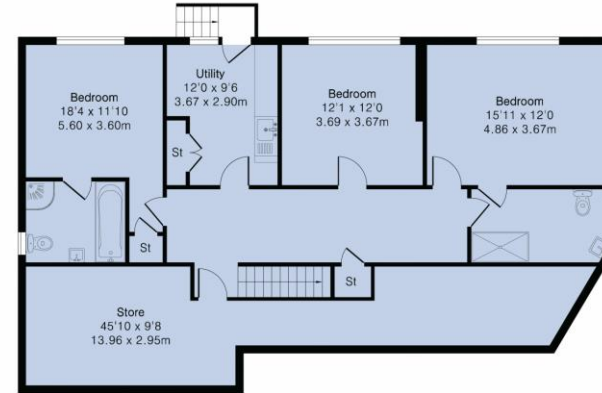
Approximate Gross Internal Area 2814 sq ft - 261 sq m

Ground Floor Area 1480 sq ft – 137 sq m

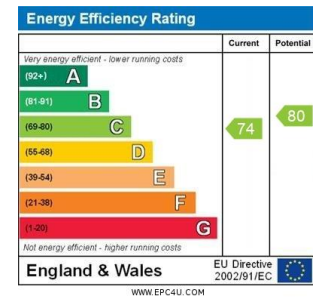
First Floor Area 1334 sq ft – 124 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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