

STAGS

42 Brunel Road, Broadsands, Paignton, Devon TQ4 6HW

A beautifully presented detached bungalow located in the favoured Broadsands area of Paignton, positioned just a few minutes walk away from Broadsands Beach, Elberry Cove and the picturesque coastal footpath. The property enjoys some sea and coastal glimpses, front and rear gardens, ample driveway parking and a single garage. EPC Band: D. Tenant Fees Apply.

Totnes 9 Miles | Brixham 4 Miles | Torquay 5 Miles | Dartmouth 6 Miles

• 2 Double Bedrooms • Walking Distance Of Broadsands Beach • Private Rear Garden • Garage & Parking • Great Views • Good Size Garden • Available November • Deposit: £1,442.00 • Council Tax Band: E • Tenant Fees Apply

£1,250 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION
Set between Torquay and Brixham in the sheltered and beautiful waters of Torbay, Broadsands is a hidden gem in the heart of the English Riviera. This area gained its reputation as a place to see and be seen during the days of Queen Victoria when it was compared to the French and Italian Rivieras because of its sunny climate, breathtaking coastal views and long, safe sandy beaches.

Today, the area of Broadsands and Elberry quietly sit near the amenities of Churston Broadway, within equal distance of the lively towns of Paignton and Brixham, both of which have all the local amenities one would expect including shops, restaurants, theatres and bars. Paignton is a lively seaside resort with a traditional pier and promenade, whilst Brixham is a busy fishing port and the centre for leisure boating activities. Churston Golf Club is also nearby. Tor Bay and the nearby Dart Estuary offer all the water sports opportunities you could wish for, from paddle boarding to kite surfing, as well as having several of Devons best deep water marinas and associated boating facilities.

DESCRIPTION
This link-detached bungalow enjoys some sea and coastal glimpses and offers two double bedrooms, full bathroom/W.C. study/through room which leads to an impressive conservatory which overlooks and enjoys the rear garden. A Lounge/Dining Room and modern fitted Kitchen with 'Bosch' appliances, there is also an additional cloaks/W.C. Outside are charming front and rear gardens, ample driveway parking and a single garage.

ACCOMMODATION
ENTRANCE HALL: Telephone point. Radiator. Storage cupboard housing electric consumer unit. Airing cupboard with hot water cylinder. Bi-Fold door opens to:- CLOAKROOM/W.C: Comprising low level W.C. Vanity cupboard with inset washbasin with mixer tap over. Heated towel rail. Double glazed window. LOUNGE/DINING ROOM 'L' SHAPED LOUNGE AREA 15' 7'' x 11' 3'' (4.75m x 3.43m) min: Wide double glazed window enjoying some sea and coastal glimpses. Radiator. Tiled fireplace and hearth with electric fire. DINING AREA 9' 2'' x 9' 4'' (2.79m x 2.84m): Double glazed window. KITCHEN 12' 8'' x 8' 9'' (3.86m x 2.66m): Modern gloss white faced kitchen units with fitted wall, base and display cupboards. Pull out racked pantry cupboard. Integral 'Bosch' Fridge/Freezer, Dishwasher and Washing machine. Built in 'eye level' 'Bosch' double oven and four burner gas hob with cooker hood over. Granite working surfaces with under mounted 1 + 1/2 bowl sink with mixer tap over. Tiled surrounds. Storage cupboard with wall mounted 'Worcester' boiler. Double glazed window and Composite stable door to side access. OFFICE/THROUGH ROOM 8' 11'' x 5' 1'' (2.72m x 1.55m) appox: A walk through room, ideal for office/study area leading to:- LARGE CONSERVATORY 17' 10'' x 11' 4'' (5.43m x 3.45m): UPVC framed double glazed windows and French doors enjoying and overlooking the rear garden. Glass roof with opening windows. Tiled floor. Underfloor heating. BEDROOM ONE 12' 2'' x 10' 0'' (3.71m x 3.05m): Large fitted maple effect wardrobes fitted to one wall. Double glazed sliding doors opening to the Conservatory. BEDROOM TWO 12' 4'' x 8' 11'' (3.76m x 2.72m): Double glazed window. Radiator. BATHROOM/W.C: Suite of bath with mixer taps and shower attachment. Corner shower enclosure with independent electric 'Mira Sport' shower. Vanity cupboard with concealed flush W.C. and inset washbasin. Tiled walls and floor. Extractor fan. Shaver point. Radiator. Double glazed window. Glass block feature.

OUTSIDE
FRONT GARDEN: Landscaped with inset shrubs. Brick paved path and driveway providing ample parking leading to:- ATTACHED GARAGE: Power supply and an electric garage door (please note there is no key fob but only an internal button to open the door). Personal door to rear. REAR GARDEN: A charming rear garden enjoying a good degree of privacy. Patio area adjacent to the conservatory with steps to slightly raised lawn having a well stocked flower border and inset Palm Tree. Raised terrace with further patio area.

DIRECTIONS
From our office in Torquay, take the Torbay Road and head towards Paignton. When arriving in Preston follow the road to Preston Sands and Paignton seafront. On approaching the roundabout with the Vue Cinema behind you, take the 2nd exit on to Sands Road, take the 1st exit at the next roundabout onto Whitstone Road and at the next roundabout the 1st exit onto Dartmouth Road. At the traffic lights continue on the Dartmouth Road towards Goodrington and continue on this road until you get to the turning on your left, signposted Broadsands Beach. (You will also see as a landmark, a library, a convenience store, pharmacy, restaurant and take away on your left just after this turning). When you turn left on to Broadsands Road continue on this road, down the hill, under Hookshill Viaduct and take the right hand turning on to Brunel Road. Continue on Brunel Road, past the turning to Lower Fowden and then the property can be found on the right hand side.

SERVICES
Mains electric, gas, water and drainage. Gas central heating. Solar panels for hot water heating.
Ofcom predicted broadband services - Standard: Download 22 Mbps, Upload 1 Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Council Tax Band: E

LOCAL AUTHORITY
Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201.
E-mail: fss@torbay.gov.uk

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,250.00 pcm exclusive of all charges. DEPOSIT: £1,442.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

HOLDING DEPOSIT & TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

RENTERS RIGHT ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.





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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.