



14 Blue Waters Drive, Broadsands, Paignton, TQ4 6JE

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A newly refurbished, 2 bedroom detached bungalow, with a generous reception room, bathroom, spacious kitchen, utility, garage and a landscaped garden. Deposit: £1,557.00. Pet by negotiation (Terms Apply). EPC Band: D. Tenant fees apply.

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

• 2 Double Bedroom Bungalow • Separate Garage • Off Street Parking For x2 Cars • Private Rear Garden • Pet By negotiation (Terms Apply) • Council Tax Band: E • EPC Band: D • 12 Months Plus • Deposit: £1,557.00 • Tenants Fees Apply

£1,350 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto: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 Rivas 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.

## ACCOMODATION

The property is accessed via a block paved driveway, which sweeps around the front of the property and to the garage. From the driveway a front door leads to:-

## ENTRANCE HALL

An enclosed hallway with tiled flooring. A door leads to:-

## HALLWAY

Stripped wooden flooring with two radiators and an airing cupboard. Doors lead to:

## BEDROOM 1

A double bedroom with wooden flooring and window to the rear and side which provide views over the rear garden. Radiator.

## W.C

With a W.C, a wash hand basin, a radiator and a window to the side

## BATHROOM

A fully tiled suite with two showers over (one of which is electric), a wash hand basin and a radiator. Window to side.

## BEDROOM 2

A double bedroom with wooden flooring, a radiator and a window to the side.

## W.C

With a W.C, a radiator and a window to the side.

## SITTING ROOM

A spacious room with wooden flooring and a feature fireplace with an electric fire. Two radiators. Windows to the front provide far reaching idyllic views, while French doors provides further access to the front of the property. A doorway leads to:-

## KITCHEN

A fitted kitchen with an electric oven and 4 point hob. A selection of wall and floor cupboards with space for an under counter refrigerator and a radiator. Windows to the rear and side allow an abundance of light. A door provides access back into the hallway.

A door leads to:-

## CONSERVATORY

A spacious room with laminate flooring and windows with views to the rear garden. Door leading to:-

## UTILITY ROOM

With a cupboard and space and plumbing for a washing machine, tumble dryer and a fridge freezer. A door opens into the garage with a further door opening to:-

## REAR GARDEN

The garden is laid mostly to lawn with some raised flower beds, two spacious seating areas and a large summer house. A gate to the side allows access to the front of the property.

## GARAGE

With a selection of shelving units, power sockets, a light and an inside tap. A manual up and over garage door leads onto the driveway.

## SERVICES

Electric, water, drainage, gas - Mains connected. Heating - Mains gas central heating. Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload: 220 Mbps. Ofcom predicted limited 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

## DIRECTIONS

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,350.00 pcm exclusive of all charges. A pet considered. Where the agreed let permits pets the RENT will be £1,375.00. DEPOSIT: £1,557.00 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.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## 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.

## RENTERS RIGHT BILL

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk).

Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_Renters\\_Right\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_Renters_Right_roadmap.pdf)



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. Tenants 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-101) <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		