



25 Broadsands Park Road, Paignton, Devon TQ4 6JG

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A newly refurbished 3 bedroom, 3 bathroom, detached bungalow occupying an elevated position with a double garage, gardens, parking and located only a short walk from the South West Coast Path and Broadsands Beach. Unfurnished. Pet by negotiation (maximum of one dog only). EPC Band: D. Tenant Fees Apply.

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

• Three Bedroom Detached Bungalow • Newly Decorated Throughout • Short Walk to the South West Coast Path & Beach • Idyllic Views of the Broadsands Viaduct, Passing Steam Train & Beyond • Integral Double Garage • Pet By Negotiation (One Dog Only) • 12 Months Plus • Deposit: £1,903.00 • Council Tax Band: F • Tenant Fees Apply

£1,650 Per Calendar Month

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



## SITUATION

The property is located only a short walk from Broadsands beach and the beautiful South Hams. Paignton is one of the brightest jewels in the English Riviera's crown. As you arrive in the seaside resort of Paignton, you are met with the welcoming sight of its long stretch of beautiful and easily accessible beachfront, promenade, traditional pier, colourful beach huts and green, the seafront and town centre shops, all within close proximity. There is also the Dartmouth steam railway which puffs past, with all the nostalgia of a bygone era. The property is nicely set back from the main residential cul-de-sac, providing a quieter location and has the advantage of being within easy walking distance to the South West Coast Path and Broadsands beach

## ACCOMODATION

The property is accessed by a driveway which sweeps around to the front and side of the property. Steps lead to the front entrance, with front door leading to:-

### ENTRANCE HALL

Enclosed glazed hallway with carpeted flooring and a radiator. Door leading to:-

### HALLWAY

Carpeted flooring and a radiator. Door leading to:-

### SITTING ROOM

A spacious room with carpeted flooring and a feature fireplace with an electric fire. Three radiators. Window to side and patio doors with idyllic views of the Broadsands Viaduct, passing steam trains and beyond.

### BATHROOM

Fully tiled suite with a shower, WC, wash hand basin and a towel rail. Window to rear.

### DINING ROOM

Carpeted flooring with two radiators and patio doors leading to the rear patio. Doors leading to:-

### BEDROOM 1

Double bedroom with carpeted flooring and window to front. Radiator. Door leading to:-

### EN-SUITE

Fully tiled suite with a bath, shower, WC, wash hand basin and a towel rail. Window to the side.

### BEDROOM 2

Double bedroom with carpeted flooring and fitted wardrobe, window to rear. Radiator. Door leading to:-

### EN-SUITE

Fully tiled suite with a shower, WC, wash hand basin and a towel rail. Window to side.

### BEDROOM 3

Double bedroom with carpeted flooring, window to front. Radiator.

### KITCHEN

Fitted kitchen with an electric oven and 4 point gas hob. Selection of wall and floor cupboards with an integrated dishwasher, microwave and fridge/freezer. Radiator. Windows to rear. Door leading to:-

### UTILITY ROOM

Tiled flooring with a cupboard, stainless steel sink with mixer tap and space for a washing machine. Radiator. Airing cupboard with boiler, plus a side store room. Window and door allowing access to side with outside tap.

### STAIRS AND LOWER FLOOR LANDING

The staircase is carpeted, descending to the lower floor. Carpeted landing with a store room to the side. Door leading to:-

### DOUBLE GARAGE

With a selection of shelving units, light, power and an outside tap. Electric roller garage door leads onto the driveway.

## OUTSIDE

**FRONT** - The front of the property has the highly desirable feature of driveway parking for around 5 cars and an integral double garage.

**REAR GARDEN** - A gate from the driveway leads to a spacious, sunny rear garden, which is laid mostly to lawn, has two sheds and has been thoughtfully landscaped for ease of maintenance in mind. It is bordered by mature shrubs and fencing. There is a patio leading from the dining area, which provides a further seating area.

## SERVICES

Mains electric, gas, water and drainage.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 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 201201.

E-mail: fss@torbay.gov.uk

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished.

RENT: £1,650.00 pcm exclusive of all charges. One pet considered. Where the agreed let permits a pet the RENT will be £1,700.00. DEPOSIT: £1,903.00, 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.

## 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. 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).

## RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the 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).



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		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	79
EU Directive 2002/91/EC		