



Brunel Road, Brixham, Devon, TQ4 6HN
Freehold House - Detached
Price guide £670,000

boycebrixham

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A very rare opportunity to acquire a 'landmark' property close to the beach. Commissioned in the early 1960's for one of Torbay's most successful developers. A modernist house, detached and arranged so as to enjoy the superb views across Broadsands Beach to Torbay with Torquay beyond and Blue Waters Drive to the left. The property has been sympathetically modernised and extended by the current owners creating a truly special one off property.

Broadlinks House retains a lot of its original 1960's styling and design influence yet has been modernised to suit modern day family living with spacious living areas perfect for entertaining. A quality home with generous floor area, nestled into a hillside just quarter-of-a-mile from Broadsands Beach and Elberry Cove. A real seaside home with views taking in the steam engine crossing the fields at Blue Waters and beach huts in the distance.

From Broadlinks House beautiful coastal walks can be enjoyed, especially magical early in the morning or later in the day. There are very useful local shops at nearby Churston Broadway including a One Stop, a pharmacy and an excellent fish restaurant. Here there is the No. 12 bus service regularly servicing buses for Paignton/Torquay and into Brixham. There is also a small library. Paignton is only two miles away with Brixham being approximately three miles away. The area benefits from a choice of excellent primary schools and Churston Grammar School and enjoys easy access to the 18 hole links golf course at Churston.



- A Unique Detached 5 Bed Home
- Panoramic Sea Views Over Torbay
- Fully Renovated & Extended
- A Contemporary Individual Property Near The Beach
- Located Between Paignton & Brixham
- Generous Room Sizes
- High Specification & Quality Finish
- Large Rear Garden & Big Garage





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The house has a large entrance hall and on the ground floor are two bedrooms and a bathroom - perfect for visiting guests or a little more independence for older children, the ground floor could also offer someone scope for an annex if so required. The first floor has a central, spacious landing giving access to all the rooms including the L-shaped living space with panoramic views, a smart modern fitted kitchen has an extension to the rear creating a breakfast area with a lovely aspect over the rear garden and utility room just off. There are three bedrooms one with en suite and a large modern bathroom.

In addition to the extension works, the current vendors have added a brand new gas central heating system which includes new pipework brought in from the road as previously the property was heated via night storage heaters. The roof has been fully replaced with a more modern system and the whole property has been modernised from top to bottom creating a very comfortable and spacious home with a very unique setting enjoying some fantastic coastal and sea views.

Outside, there is a good size garage built into the land with a sweeping driveway leading to a off road parking which is secluded from the roadside. There is access round both sides of the property up to the rear garden, with direct access to the kitchen ideal for offloading the shopping. The rear garden is truly special with some magnificent views over Torbay available from the majority of the outside spaces thanks to the property's lower profile. The gardens is arranged as rockery leading up to some lawn areas and benefits from an array of planting and colour. In particular the tree lined perimeters offer a great amount of seclusion and offers a really interesting aspect ideal for natural explorers and those that love wildlife.



Council Tax Band: F
Map reference:



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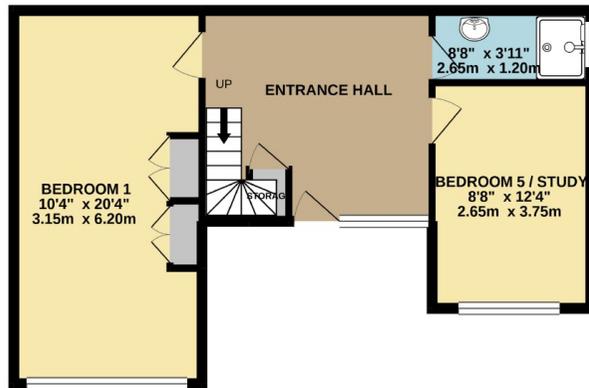
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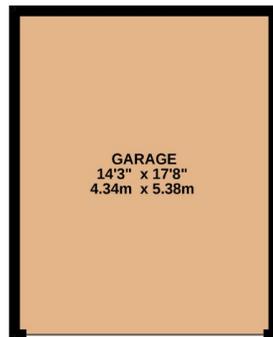
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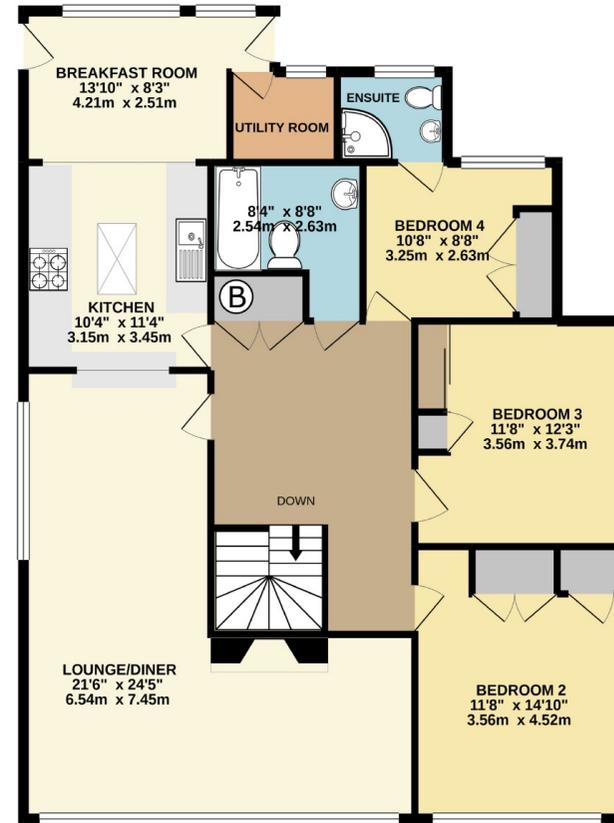
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



OUTSIDE
251 sq.ft. (23.3 sq.m.) approx.



1ST FLOOR
1300 sq.ft. (120.8 sq.m.) approx.

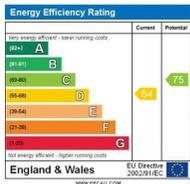


TOTAL FLOOR AREA : 2047 sq.ft. (190.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Current EPC Rating: D



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