



Dolphin Crescent | Paignton | TQ3 1AE

Asking Price Of £550,000

An immaculate 4 bedroom detached chalet style house, located in this highly sought after and desirable road with spacious accommodation and some excellent sea views across Tor Bay. The house is very well presented and offers bright and spacious rooms with a well appointed kitchen, downstairs shower room WC, large lounge plus the 4 bedrooms and family bathroom. This makes an ideal family home.

- DETACHED HOUSE
- EXCELLENT SEA VIEWS
- IMMACULATE THROUGHOUT
- DOUBLE GLAZING & GAS CENTRAL HEATING
- GARAGE & GARDENS

HALLWAY Double glazed picture window with sea views across Torbay. Built in coat/store cupboard. Under-stairs cupboard. Central heating radiator.

LOUNGE 18' 4" x 11' 10" (5.59m x 3.61m) A bright and airy room creating a relaxing setting with spectacular sea views, taking in Tor Bay including Paignton sea front to Berry Head in Brixham. Double glazed patio doors leading to a Sun Terrace - again offering fine sea views as described. Double glazed picture window with sea views plus decorative fireplace surround with inset living gas fire. Two central heating radiators.

DINING ROOM 12' 7" x 11' 1" (3.84m x 3.38m) A great formal dining area overlooking the rear garden. Double glazed window. Central heating radiator.

KITCHEN 12' 5" x 11' 1" (3.78m x 3.38m) A wonderfully light room finished with a contemporary oak effect units with granite effect work surfaces. Single drainer stainless steel sink unit with extensive work surfaces to either side and a variety of cupboards below. Integrated dishwasher. Additional work surfaces with inset 5 burner stainless steel gas hob with matching stainless steel oven/grill below plus a good range of cupboards, drawers and pan drawers. Part tiled walls and splashback. Stainless steel cooker hood with light. Space for fridge freezer. Range of matching wall units with concealed lighting under. Tall white designer radiator. Double glazed picture window offering wide reaching coastal views with further double glazed window and door to the side. Oak effect flooring.

DOWNSTAIRS SHOWER ROOM A refreshing white suite with double width shower cubicle and chrome oversized rainfall shower head with additional hard-set and thermostatic control. Pedestal wash hand basin with chrome mixer taps over plus low level W/C. Ladder radiator. 2 double glazed windows. Fully tiled walls. Oak effect flooring.

FIRST FLOOR LANDING Stairs from main entrance hallway. Airing cupboard housing lagged copper cylinder and slatted linen shelving.

Address 'Dolphin Crescent, Paignton,
TQ3 1AE'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating '59 | D'

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MASTER BEDROOM 13' 3" x 12' 11" (4.04m x 3.94m) A beautiful room with generous proportions and stunning sea views across the Bay. Fitted wardrobes. Double glazed window. Central heating radiator. Door to: -

EN-SUITE A contemporary white suite with shower enclosure and modern shower fitment. Suspended vanity unit with inset ceramic wide basin and drawers under. Low level WC inset into oak effect units. Built in store cupboard. Extractor fan. Double glazed window. Central heating radiator. Fully tiled floor and walls.

BEDROOM TWO 12' 9" x 8' 11" (3.89m x 2.72m) A good double room with fine sea views. Double glazed window. Central heating radiator. Fitted wardrobes. Double glazed side window.

BEDROOM THREE 9' 8" x 9' 11" (2.95m x 3.02m) Double glazed window overlooking the rear garden. Central heating radiator.

BEDROOM FOUR 9' 1" x 8' 9" (2.77m x 2.67m) Double glazed window overlooking rear garden. Central heating radiator. Full height cupboard with hanging rail and shelf.

BATHROOM A white suite comprising:- Panelled bath with chrome mixer taps with shower attachment. Pedestal wash hand basin with chrome mixer tap over. Low level WC. Extractor fan. Double glazed window. Ladder radiator. Fully tiled floor and walls.

FRONT The front garden is lawned with expansive sea views. Pathways lead to either side of the property. 3 stainless steel courtesy lights. Access to Sun Terrace.

PARKING Driveway allows parking for one car onto

INTEGRAL GARAGE 26' 6" x 11' 8" (8.08m x 3.56m) Ideal for the motor enthusiast or hobbyist. Remote control roller door. Plumbing for washing machine. Power and lighting. Glow Worm Ultimate 3 25s gas boiler for central heating and hot water. Double glazed window.

REAR The rear garden is beautifully landscaped with terraced flower beds and a range of ornamental evergreen shrubs. Steps lead to an expansive patio area and level lawn. Ideal for relaxing in the sun. Security light.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.