



Asking Price Of £390,000

Dolphin Court Road,
Windmill, Paignton,
TQ3 1AB

A most spacious 3 bedroom detached bungalow, situated in a most favoured residential area within a short car ride of Paignton town centre and sea front beyond. The bungalow offers particularly spacious accommodation, benefitted from 3 good sized bedrooms, the lounge/diner measuring 22ft x 12ft leading onto a large kitchen/breakfast room. The bungalow enjoys very attractive sea views with good sized but easily maintained gardens both to the front and rear. Internal viewing is recommended. The accommodation comprises:-



COMPOSITE FRONT DOOR TO:-

LARGE HALLWAY Built in storage cupboard partly shelved. 2 gas central heating radiators with doors leading onto:-

LOUNGE/DINER 22' x 12' (6.71m x 3.66m) Triple aspect UPVC double glazed windows making the property a light room that enjoys tremendous outlook taking in excellent sea views.

KITCHEN/BREAKFAST ROOM 4.6m x 4.2m (15'1" x 13'9") Comprehensive range of fitted kitchen units comprising:- 1.5 bowl sink unit with mixer taps and cupboards below. Granite work tops with a range of cupboards and drawers below with matching wall units above. Gas central heating radiator. Appliances include oven and grill, steamer and microwave.

CONSERVATORY 13' 5" x 5' 7" (4.09m x 1.7m) Wall mounted gas boiler for central heating and domestic hot water. Combi gas boiler still under warrantee. Lovely sea views and uPVC doors to front and rear. Freestanding dishwasher, washing machine and tumble dryer.

BEDROOM 1 12' x 11' 1" (3.66m x 3.38m) Central heating radiator. Bi folding doors.

BEDROOM 2 12' 8" x 9' 2" (3.86m x 2.79m) UPVC double glazed window. Central heating radiator.

BEDROOM 3 10' 2" x 8' 6" (3.1m x 2.59m) UPVC double glazed window with views over gardens. Central heating radiator.

EN-SUITE Modern fitted white suite comprising:- Shower cubicle. Fully tiled. Pedestal wash hand basin. Low level W/C. Central heating radiator. UPVC double glazed window.

SHOWER ROOM Replaced luxury walk in walk out shower, vanity basin, low level WC, chrome heated towel rail and uPVC double glazing.

OUTSIDE Driveway with parking for 3/4 cars onto:-

GARAGE Now converted to garden room with uPVC double glazing.

FRONT GARDENS Patio garden area with inset shrubs.

REAR GARDEN Nicely enclosed gardens giving a good degree of privacy. The garden has been professionally landscaped with patio garden area and mature shrub borders. Outside tap. Side access with wrought iron gate.

AGENT NOTE This property has had the master bedroom opened to the third bedroom creating a dressing room. The property is described as a three bedrooms but would need the wall re-instating.

Address 'Dolphin Court Road, Windmill, Paignton, TQ3 1AB'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '60 | D'

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