



8 Badger Close, Paignton

Paignton

Guide Price £450,000

ABSOLUTE



8 Badger Close

Paignton, Paignton

Guide Price £450,000 - £465,000. Nestled in a quiet residential enclave, this immaculately presented 4 Bedroom Detached House offers the epitome of family living in a highly sought-after area. This detached family home boasts sea views from the balcony and upper garden, inviting a sense of serenity and tranquillity into every-day life. Step inside to discover a modern fitted kitchen/breakfast room perfect for hosting lively gatherings, leading effortlessly to a spacious lounge/dining room featuring patio doors that open onto the rear garden, ideal for seamless indoor-outdoor living. The property includes four generously sized bedrooms, with the principal bedroom boasting its own en-suite for added convenience. Moreover, the double garage and off-road parking ensure ample storage space and security for vehicles, complemented by a useful utility room and an entrance-level cloakroom. Ascending through the tiered gardens, residents can revel in a good degree of privacy and stunning panoramic views, making this abode a true sanctuary for its fortunate new owners.

Step outside into a beautifully landscaped outdoor space that seamlessly blends with the natural surroundings, offering a level patio area perfect for al fresco dining while stone steps lead to a series of thoughtfully terraced garden spaces. Each tier has been meticulously designed and maintained with vibrant flowers and shrubs, creating a lush and tranquil outdoor haven that is sure to impress. The uppermost



GARDEN

A level patio area offers the perfect setting for al fresco dining, seamlessly connecting to a series of terraced garden spaces via stone steps. Each terrace is thoughtfully landscaped and well-established with a vibrant mix of flowers and shrubs, creating a tranquil and colourful outdoor retreat. The uppermost terrace reveals far-reaching sea views, providing an idyllic location for a home office, studio, or summerhouse.

GARAGE

Double Garage

Parking to the front of the garage with access to the double garage with power, lighting and personal door to the property.



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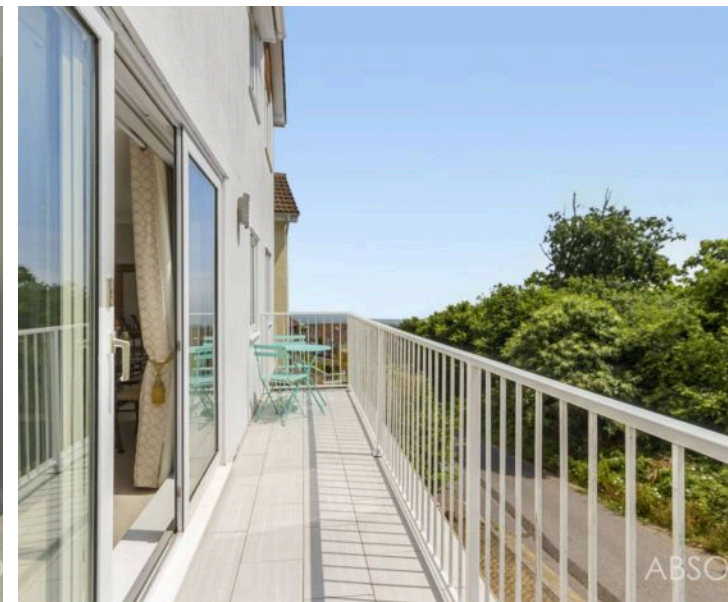
The property is nestled in the highly sought-after area of Preston, a popular part of Paignton ideally situated between Torquay and Brixham, in the sheltered and picturesque waters of Tor Bay – the very heart of the English Riviera. Paignton is a vibrant coastal town that offers a welcoming year-round community alongside its lively tourist appeal. The bustling town centre provides a full range of amenities including shops, restaurants, bars, a theatre, and a train station, all complemented by a stunning seafront featuring a sandy beach, traditional pier, and promenade. The area is well served by reputable schools, including the renowned Torquay and Churston Grammar Schools. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached family home in desirable location
- Sea views from balcony and upper garden
- Modern fitted kitchen/breakfast room
- Lounge/dining room with balcony and patio doors to rear garden
- Four bedrooms, principle bedroom with en-suite
- Double garage and off road parking
- Useful utility room and entrance level cloakroom
- Ascending tiered gardens enjoying a good degree of privacy and far reaching views
- Excellent location
- Fully finished throughout

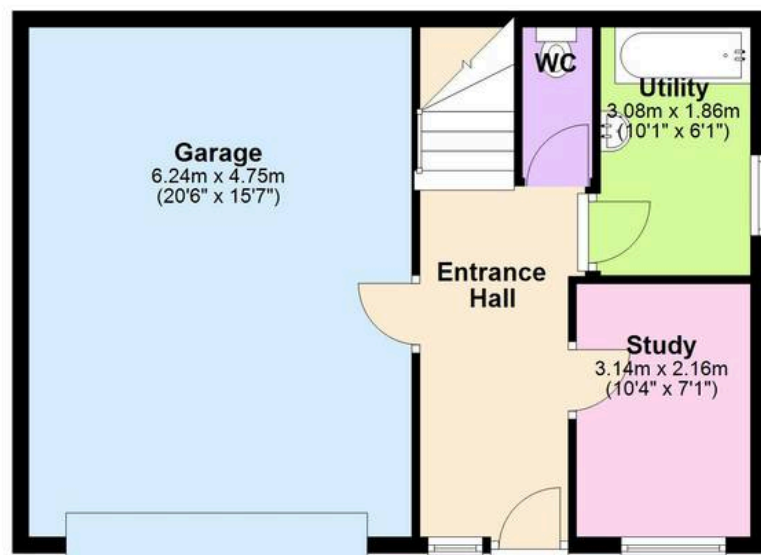




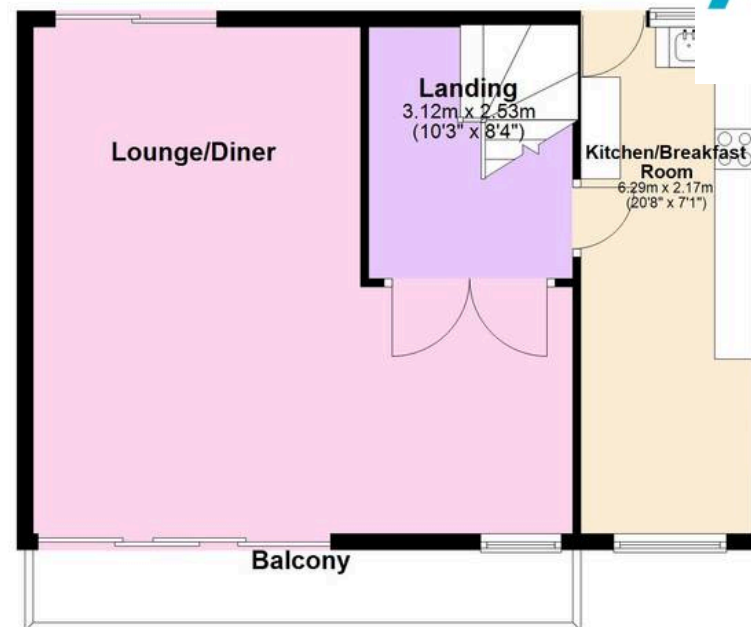
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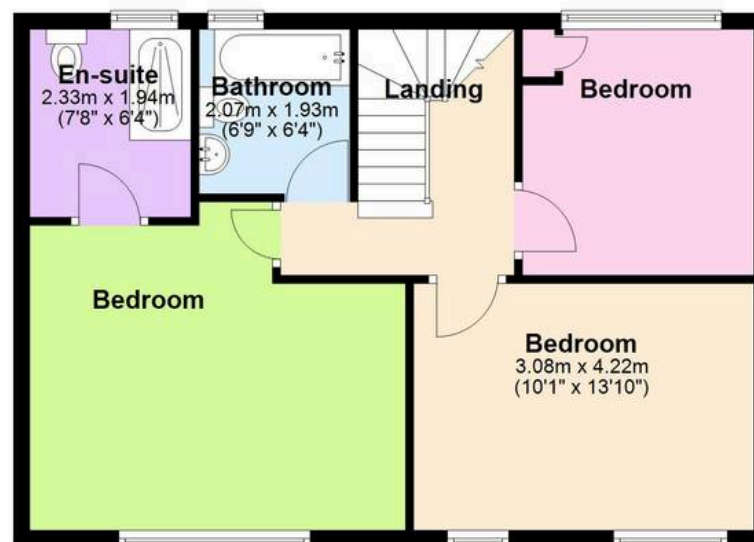
Ground Floor
Approx. 60.0 sq. metres (646.3 sq. feet)



First Floor
Approx. 56.4 sq. metres (607.5 sq. feet)

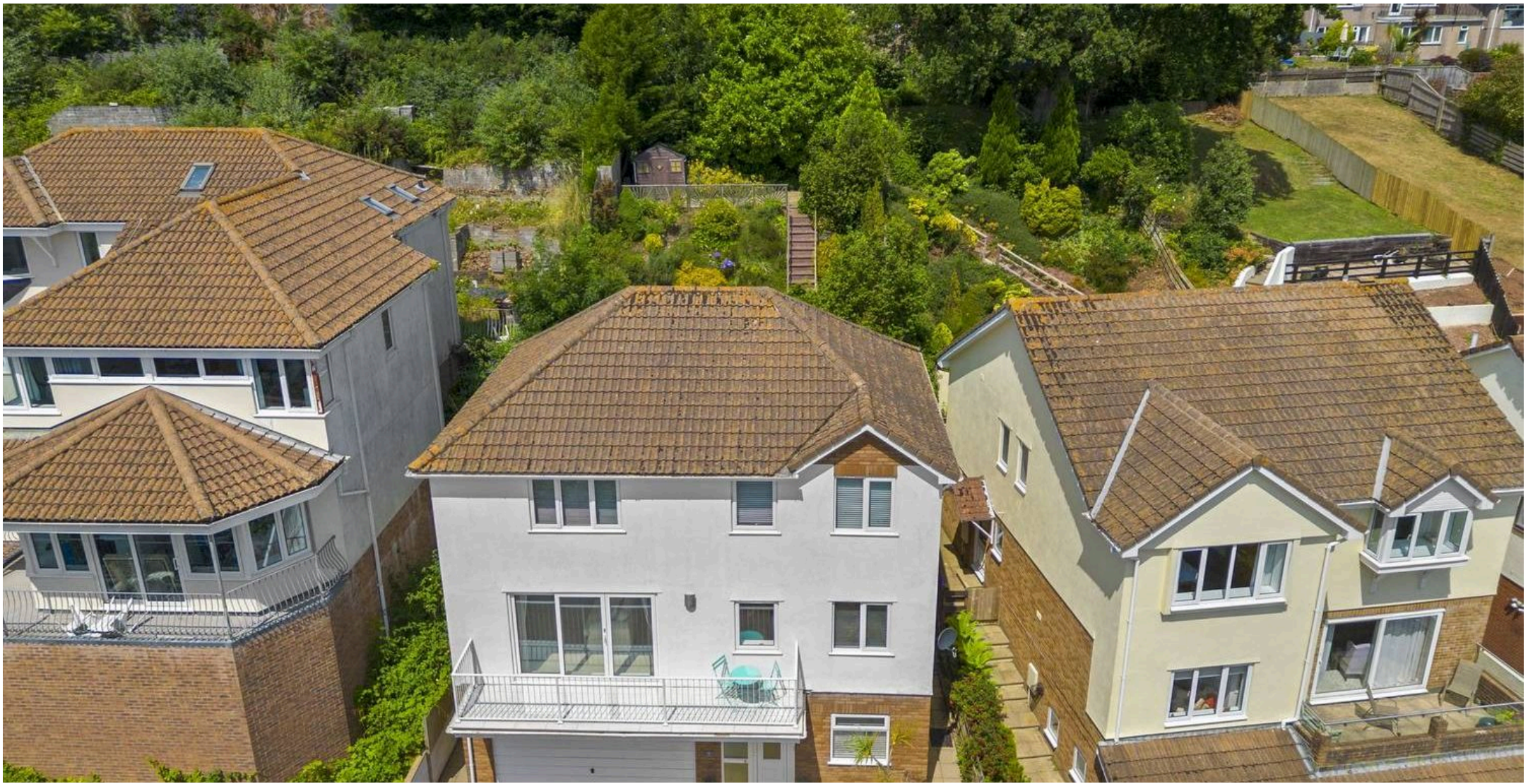


Second Floor
Approx. 56.1 sq. metres (604.1 sq. feet)



Total area: approx. 172.6 sq. metres (1857.9 sq. feet)





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