



Connells

Dolphin Court Road
Paignton



Property Description

This charming three-bedroom detached home is located in the sought-after Dolphin Court Road area. Upon entering, you're welcomed into a large hallway and then through to a double-aspect lounge that seamlessly flows into a double-aspect dining room, connected to a fitted kitchen via an archway. The kitchen offers breathtaking sea views over Torbay. The property features three double bedrooms, two of which overlook the level rear garden. A family bathroom complements the interior, along with a recently installed wet room. The exterior boasts driveway parking for ample vehicles leading to a rear garage. A level patio area at the back provides a private outdoor space, perfect for relaxation without being overlooked.

Accommodation

Pathway leads up to obscure uPVC double glazed entrance door leading into a porch with a uPVC obscure double glazed door.

Entrance Hallway

Storage cupboard, double radiator, shelving, wall lights, power points and doors leading to principal rooms.

Wet Room

uPVC obscure double glazed window to the side aspect, paneling, low level wc, white high gloss vanity unit and wall mounted power shower.

Kitchen

11' 1" max x 10' 2" max (3.38m max x 3.10m max)

uPVC double glazed window to the rear aspect, matching wall, base and drawer units, rolled edge worksurfaces, cupboard housing worcester combi-boiler (installed November 2023), space for dishwasher, 1/12 bowl stainless steel sink unit with mixer tap over. four ring NEFF hob with NEFF extractor above, built in double oven and archway leading through to

Dining Room

10' 8" max x 10' 5" max (3.25m max x 3.17m max)

Dual aspect uPVC double glazed windows to the side and front, coving, double radiator, storage cupboard, power points and french single glazed doors leading into

Living Room

18' 4" max x 10' 8" max (5.59m max x 3.25m max)

Dual aspect uPVC double glazed windows to the front and side, coving, feature gas fireplace, tv point and power points.

Bedroom One

12' 3" max x 9' 8" max (3.73m max x 2.95m max)

uPVC double glazed window to the rear aspect, coving, sliding mirrored wardrobes, double radiator, wall lighting, tv point and power points.

Bedroom Two

10' 3" max x 9' 9" max (3.12m max x 2.97m max)

uPVC double glazed window to the side aspect, coving, radiator and power points.

Bedroom Three

13' 5" max x 9' 3" max (4.09m max x 2.82m max)

Dual aspect uPVC double glazed window and uPVC french doors to the rear and side, coving, radiator, tv point and power points.

Bathroom

uPVC obscure double glazed window to the side aspect, panel enclosed bath, pedestal wash hand basin, low level wc and fully tiled walls.

Outside

The private enclosed rear garden has a lawned area, raised patio, mature shrub and plant borders.









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Tenure: Freehold



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