

ENTRANCE LEVEL

Double glazed entrance porch with beautiful view across the sea to the Torquay coastline. Tiled floor. Double glazed inner door to:

ENTRANCE HALL

Feature glass block wall. Built in storage cupboard. Loft access hatch. Staircase to the lower floor with oak handrail and glass balustrade. Oak doors.

CLOAKROOM/W.C.

Comprising white low level W.C. and handbasin with fitted cupboard below. Half tiled walls. Radiator. Double glazed window.

LIVING ROOM 17' 5" x 12' 11" (5.30m x 3.93m)

Wide double glazed window enjoying stunning open views over Paignton and beyond towards the Dart Valley, sea and coastline. Feature fire surround with inset electric fire. T.V. aerial point. Archway to:



DINING ROOM 11' 4" x 16' 4" (3.45m x 4.97m)

Two double glazed windows and door to: **BALCONY**- Approx 30ft wide which runs across the rear of the house with glass balustrade and external electric point. The 180 degree open views are incredible! A large dining room with ample space for family table and chairs etc. Radiator. Archway from the dining room leads to:

KITCHEN 10' 10" x 8' 10" (3.30m x 2.69m)

Fitted with a good range of cream faced wall and base units wide pan drawers and wood effect working surfaces. Inset one and a quarter bowl stainless steel sink with mixer tap and waste disposal. Integral Fridge/Freezer and dishwasher. Pull out larder cupboard. Eye level electric double oven/grill and five burner gas hob with cooker hood over.. Under cupboard lighting. Tiled floor and surrounds. Double glazed window to front and door to **SIDE PORCH**.



BEDROOM 3/OFFICE. 15' 8" x 8' 4" (4.77m x 2.54m)

Two double glazed windows to front and side. Radiator. Fitted display/book shelving unit.

LOWER FLOOR

Lower floor hallway with double cupboard housing hot water cylinder and linen space. (note: the hot water can be heated by the solar panel generated electric)

BEDROOM 1. 15' 11" x 11' 11" (4.85m x 3.63m) max.

Double glazed sliding patio doors opening to the rear patio terrace and garden with double glazed windows to both sides, open views. Radiator. T.V. aerial point.

BEDROOM 2. 12' 11" x 8' 6" (3.93m x 2.59m)

Double glazed window to rear. Radiator. T.V. point. Open and sea/coastal views.

BEDROOM 3. 8' 2" x 7' 9" (2.49m x 2.36m)

Double glazed sliding patio door to terrace and garden again enjoying open and sea /coastal views. Radiator.



SHOWER ROOM/W.C.

Double size shower enclosure. Low level W.C. and modern bathroom cupboard with inset washbasin. Heated towel rail. Radiator. Fitted double wall cupboard. Tiled floor and walls. Extractor fan. Double glazed window. Under floor heating.

UTILITY ROOM

Tiled floor. Range of white faced wall and base cupboards and worktop with inset stainless steel sink and drainer. Plumbing for washing machine and space for tumble dryer. Double glazed door to outside.

SECOND SHOWER ROOM/W.C.

A gorgeous secondary shower room/w.c comprising large walk in shower with rainfall shower head. Modern drawer unit with table top washbasin and mixer tap with L.E.D. lit mirror over. Under floor heating. Close coupled W.C. Fitted wall cupboard. Dual fuel heated towel rail. Recessed display shelving with automatic lighting. Extractor fan.

OUTSIDE

FRONT

Paved driveway with parking for two vehicles. Pod Point electric charging cable. Water tap. Small terrace to one side and pathway around to the side of the house leading to a large under house storage area where the boiler is positioned. Landscaped **FRONT GARDEN** for ease of maintenance with inset Palm Tree.

REAR GARDEN

A super rear garden with a wide patio seating area adjacent to the house, a perfect spot to sit and enjoy the beautiful view! From the patio there is access to a storage/garden room. Exterior electrical socket and water tap. The garden is laid out in gentle, wide terraces with various flowerbeds, shrubs and specimen trees and further circular patio seating area. Pebble water feature. Vegetable beds and a garden shed are located at the end of the garden.

AGENTS NOTE: There are solar panels fitted to this property which we are informed are owned. All mains services connected.

ENERGY RATING: C

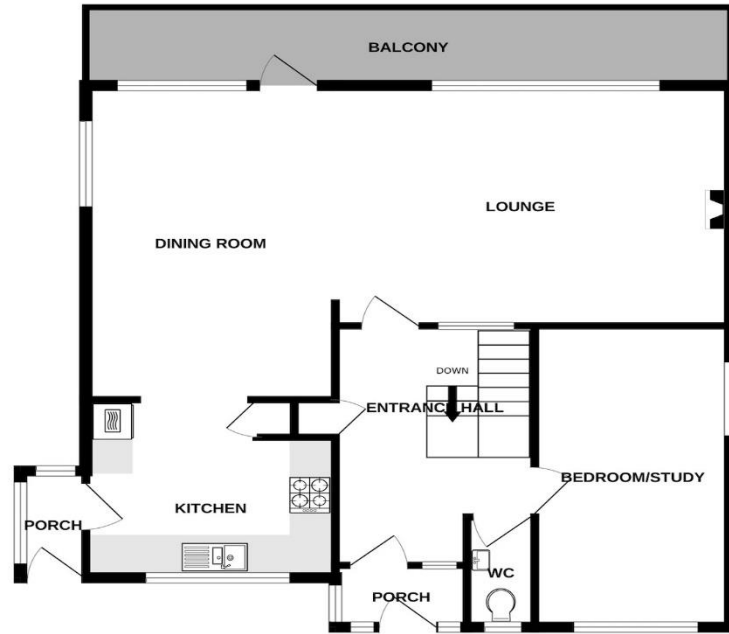
COUNCIL TAX BAND: E



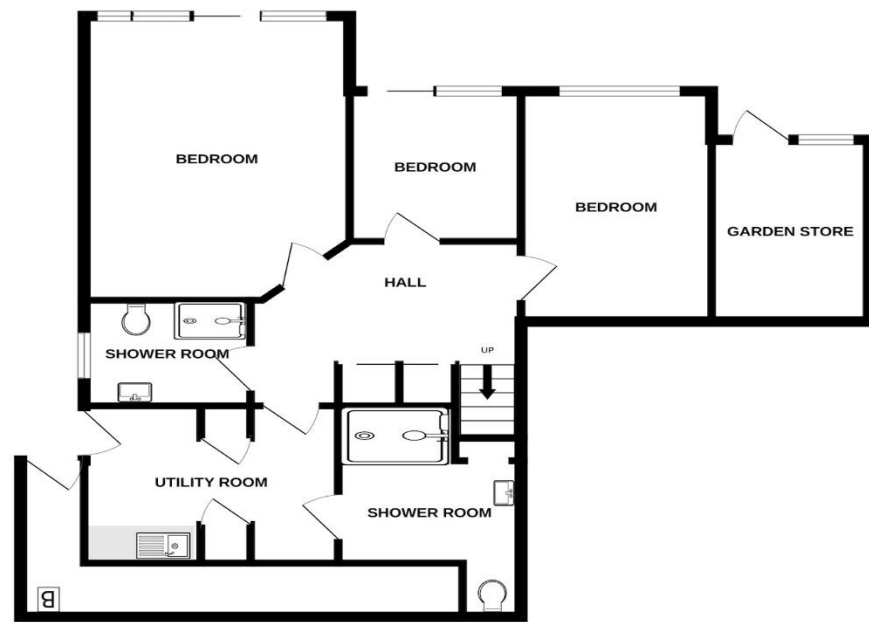
The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005508 Written by: R.C

1ST FLOOR
75.2 sq.m. (810 sq.ft.) approx.

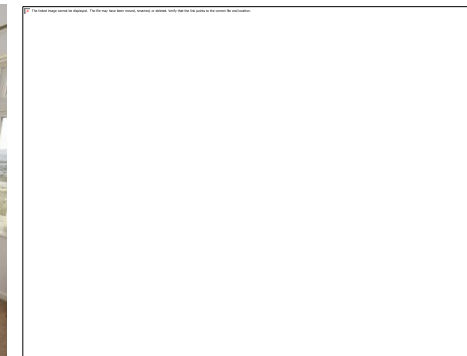
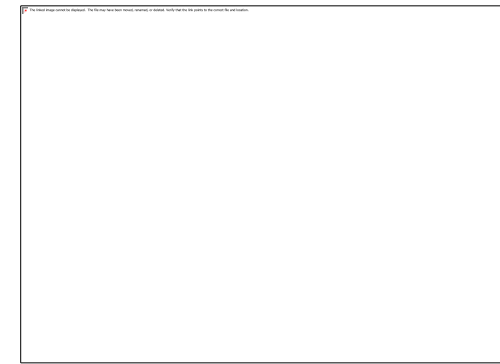


GROUND FLOOR
78.1 sq.m. (840 sq.ft.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

Dolphin Crescent, Preston, Paignton, TQ3 1AE



Stunning 180 degree **VIEWS** are enjoyed from this **REVERSE LEVEL DETACHED HOUSE**, the views look over the sea towards Brixham and encompass Paignton and beyond, towards the Dart Valley. This beautifully presented home offers lots of space, with up to four bedrooms two modern shower rooms, large living room and dining room which opens to a wide **BALCONY** across the rear, a perfect spot to sit and take in the views. A fitted kitchen leads off the dining room with built in appliances and an additional utility room is located on the ground floor. To the front of the house there is a landscaped garden and driveway parking for two vehicles with electric charge point. The rear garden is a delight with wide patio seating area, under house store and garden store. Solar panels are fitted providing electric to help with running costs! Internal viewing is highly recommended!

Dolphin Crescent is a sought after address in the higher Preston region of Paignton, there is good access to the Torbay Ring Road and local shopping facilities. Paignton town center is approximately 1.5 miles distant.

£499,950 Freehold