

GROUND FLOOR. Double glazed entrance door to:

ENTRANCE HALL.

Useful storage cupboard. Double glazed window. Radiator. Staircase to first floor with under stairs storage cupboard. Doors to:

LIVING ROOM. 18' 6" x 11' 10" (5.63m x 3.60m)

A dual aspect room with double glazed window to the side and sliding patio door to the front opening to the front terrace enjoying views across the sea towards Brixham. Fireplace with inset gas fire. Two Radiators.

KITCHEN. 12' 6" x 11' 0" (3.81m x 3.35m) max.

Good range of fitted, light oak effect wall and base cupboards with contrasting working surfaces and inset stainless steel sink and drainer. Integral dishwasher. Built in electric oven with five burner gas hob and cooker hood over. Tiled surrounds. Dual aspect room with wide double glazed window to front again enjoying the view across the sea towards Brixham. Double glazed window and door to side access. Vertical radiator.

DINING ROOM. 11' 1" x 9' 10" (3.38m x 2.99m) + door recess

Double glazed window to rear. Radiator.

GROUND FLOOR SHOWER ROOM/W.C.

Comprising double shower enclosure with overhead shower and hand-held attachment. Close coupled W.C. and pedestal washbasin. Heated towel rail. Two double glazed windows.

FIRST FLOOR. Linen cupboard. Doors to:

BEDROOM 1. 12' 11" x 13' 4" + wardrobe recess (3.93m x 4.06m)

Wide double glazed window to front enjoying open views again across Paignton, the coastline and sea beyond. Fitted wardrobes and dressing table unit. Radiator. Door to:

EN SUITE SHOWER ROOM/W.C.

Comprising shower enclosure with fitted shower. Modern vanity unit with concealed flush W.C. inset sink with mixer tap and drawer. Double glazed window. Radiator.

BEDROOM 2. 12' 10" x 9' 0" + door recess (3.91m x 2.74m)

Dual aspect double glazed windows the front enjoying the lovely open and sea views. Built in wardrobes. Radiator.

BEDROOM 3. 8' 11" x 9' 8" (2.72m x 2.94m)

Double glazed window to rear. Radiator.



BEDROOM 4. 9' 1" x 8' 8" (2.77m x 2.64m) max

Double glazed window. Radiator. Built in wardrobe.

BATHROOM/W.C.

White suite comprising panelled bath with mixer tap and shower attachment. Close coupled W.C. and pedestal wash basin. Heated towel rail. Tiled walls and floor. Double glazed window. Extractor Fan.

OUTSIDE.

FRONT.

Lawn to front and footpaths to both sides of the property. **SUN TERRACE** enjoying the superb outlook. Driveway leading to:

INTEGRAL GARAGE. 26' 0" x 10' 0" increasing (7.92m x 3.05m)

Electrically operated roller door to front. Light and power points. Utility area with plumbing for washing machine. Stainless steel sink. Wall mounted 'Glo Worm' boiler.

REAR GARDEN.

The rear garden is part landscaped with two terraces of well stocked flower beds and steps leading up to a good size patio seating area with level lawns to the sides.

EPC RATING: tbc

COUNCIL TAX BAND: E

BROADBAND AND MOBILE INFO.

The Ofcom website indicates that standard, superfast and ultrafast broadband is available. Please check with your mobile provider for mobile coverage.

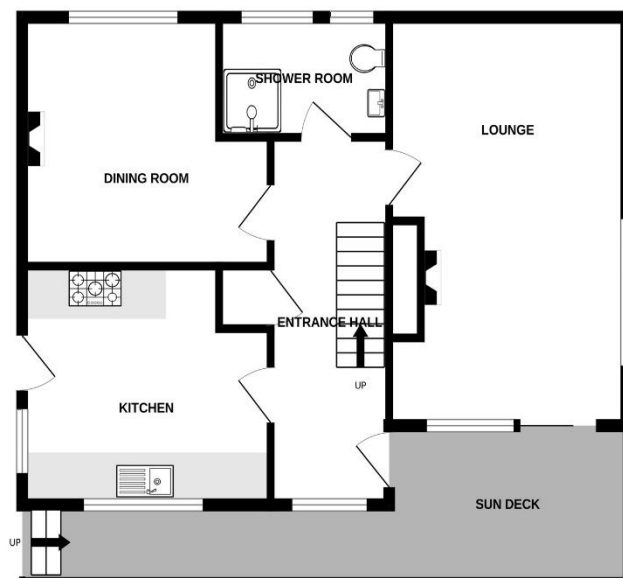


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional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

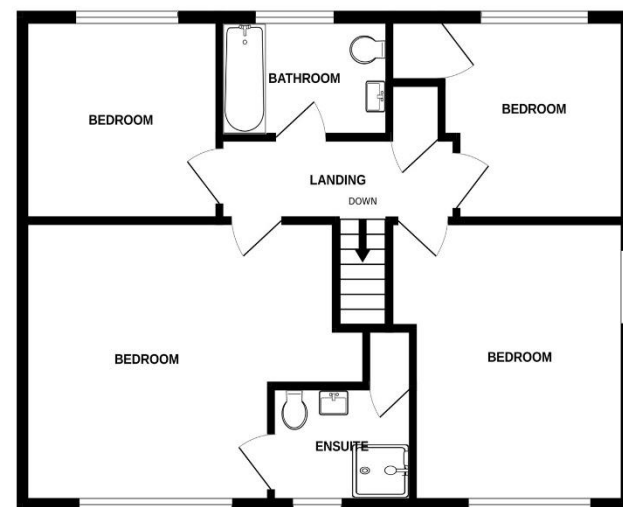
Ref C0005517 Written by: R.C

Dolphin Crescent, Paignton, TQ3 1AE

GROUND FLOOR
57.9 sq.m. (623 sq.ft.) approx.



1ST FLOOR
62.2 sq.m. (670 sq.ft.) approx.



TOTAL FLOOR AREA: 120.1 sq.m. (1293 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LAYOUT GUIDE ONLY – NOT TO SCALE



Enjoying far reaching views across Paignton, the coastline and across to the sea towards Brixham, an immaculately presented **FOUR BEDROOM DETACHED HOUSE**, located in the desirable Higher Preston area on the outskirts of Paignton with good connections to the Torbay Ring Road. Paignton town center with its array of shops, Seafront and pretty Harbour is approximately two miles distant. Local shops are within easy reach on Marldon Road along with a regular bus service to the town center.

This light and bright, spacious home offers well-proportioned accommodation and many of the rooms are dual aspect, the front principal rooms benefit from the open, super sea and coastal views. On the ground floor there is a generous size fitted kitchen, living room with sliding door opening on to a **SUN TERRACE**, a great place to sit and enjoy the outlook! There is also a separate dining room and ground floor shower room/w.c. The first floor offers four bedrooms and family bathroom, the principal bedroom has a super ensuite shower room/w.c. Outside front and rear gardens are part landscaped for ease of maintenance and there is an integral garage and driveway to front. Internal viewing is highly recommended.

£625,000 Freehold