



16, Badger Close



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Paignton, Devon, TQ3 1XA

Torquay Marina 3 miles Newton Abbot 8 miles Exeter 23 miles
Totnes 6 miles

Set proudly within an elevated plot at the end of a private road this stunning family home strikes a perfect balance between modern living comforts with old world charm.

- Spacious Five Bed Detached Family Home
- Stunning Landscaped Gardens
- Prominent Cul de Sac Position
- Far Reaching Views Towards the Coast
- Ample Parking & Impressive Garage
- Extensively Updated by the Current Owners
- Council Tax Band F
- Freehold

Guide Price £950,000

SITUATION & DESCRIPTION

Set proudly within an elevated plot at the end of a private road this stunning family home strikes a perfect balance between modern living comforts with old world charm. Having been finished to an exceptional level throughout by the current owners this family home offers generous accommodation spread across three floors. Upon entry the ground floor features a double bedroom, versatile games room/gym, a spacious utility room, and a convenient WC with access to the impressive garage with space for three/four vehicles. Moving up to the first floor, you'll find a spacious sitting room boasting a large bay window, cosy snug, a study/office and an open plan kitchen diner designed with easy access to the glorious garden. Ascend to the second floor where you will discover four additional bedrooms, three of which come with en-suites, along with a family bathroom. The property further benefits from under floor heating on the first and second floors and boasts Solar and thermal panels. Outside, the property provides ample parking space at the front with access to both the garage and the landscaped rear garden, which offers a good degree of privacy and seclusion, surrounded by well-established borders and lush trees.

The property is nestled in the desirable area of Preston which is a popular area of Paignton between Torquay and Brixham in the sheltered and beautiful waters of Torbay, at the very heart of the English Riviera. The town is a lively tourist resort but also has a life of its own which lasts all year round. Its busy town centre has all of the local amenities one would expect including shops, restaurants, bars, train station and theatre, plus the sea front with its promenade, sandy beaches and pier. There is a choice of well-regarded schools in the area including Torquay and Churston Grammar Schools. Further afield the regional capital of Exeter is now within easy reach thanks to the new South Devon Highway. Exeter's International Airport offers a wide variety of business and leisure destinations within Europe and beyond.



ACCOMMODATION

Access to the property is via the double glazed entrance porch with a secondary traditional wooden door leading through to the spacious entrance hall. A wealth of character features are on show including decorative coving and an Edwardian staircase which fills the space and allows access to the main living areas. Porcelain tiled flooring guides you through to a large double bedroom and games room with access to the large utility room with power and plumbing for two washing machines, tumble dryer, ample storage, sink and drainer. Personal door to the garage for ease of access and a downstairs WC complete the ground floor. Drift upstairs where on the first floor, doors lead you to all rooms and a second Edwardian staircase takes you to the second floor, flooded with natural light by the large wooden Sash window. Step into the generous sitting room with a large bay window enjoying views over the surrounding area and beyond to the coast. A focal point of the room is a feature fireplace with wood burner and wooden mantle above, the perfect area for the family to come together at the end of the day. Doors allow for easy access to the rear gardens whilst double doors lead through to the snug. A comfortable space to unwind with a good book in front of a further wood burner. Double doors flow through to the modern fitted kitchen/diner with ample eye level and base fitted units under a Quartz work surface with inset oven, Microwave oven, induction hob with cooker hood above, spaces for double fridge freezer and dishwasher. A series of double doors lead through onto the rear Patio, ideal for entertaining. A walk in pantry provides further storage with plumbing for a washing machine if required and controls for the Solar Array. A handy built in storage cupboard has plumbing for a WC (currently blocked off). The spacious second floor lit by a large wooden Sash window and has doors to all rooms with stairs to the large loft area. Bedroom one is a generous room benefitting from a large Bay with feature wooden Sash windows making the most of the far reaching views. Doors to the ensuite with three piece suite and dressing room with ample storage. Bedrooms two and three are both comfortable doubles both boasting ensuities and built in storage with bedroom four providing room for a single bed and a built in wardrobe. A family bathroom completes the accommodation on the second floor.

OUTSIDE

The approach to the property is via a gated entrance with parking for four/five vehicles and access to the impressive garage. The spacious garage boasts an electric door and provides space for three/four vehicles, power and light with the added benefit of plumbing as well. Ideal for anyone looking for extra storage or room for their prized cars/bikes. The landscaped rear gardens provide a large Granite tiled Patio ideal for al fresco dining which lead onto a level lawn area enclosed by established borders with decorative stone walling. To the rear a fenced-off space laid to lawn with room for trampoline/slide and swings with sloping path to the raised deck with terraced borders and access to a further raised deck enjoying far reaching views toward the coast and out to sea.

SERVICES

Mains water, drainage, gas and electricity. Solar and Thermal Panels currently generating approx £2,000-£2,500 p.a. Gas central heating. Standard and Ultrafast Broadband supplied by Openreach and Virgin Media is available Mobile Network is likely with 02, EE and Three.

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

Starting at the Stags Office at Torquay Harbour, Head north-west on Strand/A379 towards Vaughan Parade, Continue to follow A379, At the roundabout, take the 2nd exit onto Torbay Rd/A379, Continue to follow Torbay Rd, Continue onto Torquay Rd/A3022, Continue to follow A3022, Turn right onto Eugene Rd/A3022, Continue to follow A3022, Turn left onto Torquay Rd/A3022, Turn right onto Upper Manor Rd, Slight left onto Southfield Ave, Southfield Ave turns right and becomes Dolphin Crescent, Turn left onto Badger Close where the property can be found at the head of the Close.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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