



8 Badger Close





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Paignton, Devon TQ3 1XA

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

Discover space and light in this impeccably maintained detached four-bedroom townhouse, nestled on a tranquil private no-through road, offering breath taking panoramic views over the local area and the expansive Sea beyond.

- Four Bedrooms, Ensuite to Master
- Double Garage & Parking
- Quiet Private Cul-de-Sac
- Council Tax Band E
- Spacious Detached Home
- Far Reaching Views
- Landscaped Gardens with Sea Views
- Freehold

Guide Price £485,000

## SITUATION

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.

## DESCRIPTION

Discover space and light in this impeccably maintained detached 1990's built four-bedroom townhouse, nestled on a tranquil private no-through road, offering breath taking panoramic views over the local area and the expansive Sea beyond. Proudly set on an elevated position this generously sized property benefits from spacious accommodation over three floors briefly comprising on the ground floor of bedroom four/study, bathroom/utility room, separate WC and double garage. Upon the first floor you will find an L-shaped living/dining room and kitchen/breakfast room. The top floor is where the majority of the bedrooms can be found with three double rooms, ensuite to master and family bathroom. Outside a level Patio leads via steps to where an established terraced garden blooms with a diverse array of vibrant flowers and lush shrubs, creating a picturesque oasis.





## ACCOMMODATION

Upon entering this splendid property, you will be greeted by a welcoming covered entrance porch that allows access to the ground floor, with bedroom four thoughtfully transformed into an ideal home office, offering the perfect spot to work from in the comfort of your own home.

Additionally, on this level, you'll find a well-appointed bathroom featuring a panel-enclosed bath with shower and a convenient wash hand basin. What sets this bathroom apart is its additional utility space, equipped with power and plumbing for a washing machine and tumble dryer. The ground floor also provides easy access to the double garage, complete with power and lighting, and featuring an electric up-and-over door for added ease. Take the staircase to the first floor, where you'll discover a generously proportioned, L-shaped living and dining room where sunlight floods the space through windows and doors to a balcony which offers breath taking, vistas of the surrounding landscape and the Sea beyond. The room's centrepiece is a striking fireplace adorned with a marble hearth and surround, creating a cosy focal point. For those who appreciate indoor-outdoor living, patio doors seamlessly connect to the rear garden. Adjacent, the modern kitchen breakfast room boasts sleek, gloss white cabinetry and a practical breakfast bar, complemented by top-of-the-line appliances, including an integral double oven, induction hob, and cooker hood. A fridge freezer and dishwasher are also discreetly integrated. The space is versatile, with room for a breakfast table, and it enjoys abundant natural light from dual aspect windows at the front and rear, while a door conveniently leads to the rear garden. As you ascend to the second floor, you will discover three generously proportioned double bedrooms, along with a conveniently located family bathroom with a three piece suite including a shower over the bath. The spacious principal bedroom stands out as a true retreat, offering commanding views and boasts the luxury of an ensuite shower room, complete with a WC, wash hand basin, and a generous double shower cubicle. Bedroom two enjoys the same breath taking view, while the third bedroom, also a double, presents a delightful outlook over the rear garden.

## OUTSIDE

The landscaped gardens of this property are a true outdoor oasis. The lower patio garden is not only a tranquil retreat but also offers convenient side access to the front of the property. You'll find the thoughtful inclusion of outside power, an outside tap, and storage shed, enhancing the practicality of this space. Take the steps where you will be greeted by the charm of tiered gardens, featuring various flower bed borders adorned with mature plants and shrubbery that create a picturesque scene. The upper tier rewards you with panoramic sea views, while another storage shed adds to the convenience. Continue up to the top tier, where a lush lawn area surrounded by mature trees, plants, and shrubbery offers a serene setting for outdoor relaxation. From this vantage point, you'll be treated to exceptional views over Torbay, all embraced by the natural privacy of wall and hedge borders.

## SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Standard and Superfast broadband supplied by Openreach available in the area. Mobile Network available by O2, EE and Vodafone.

## VIEWING ARRANGEMENT

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

Enter Preston on the A3022 Torbay Road from Torquay, follow the one way system signed for the town centre. At the Milk Bottle Junction turn right onto Colley End Road and take the second exit on the roundabout onto Marldon Road. Southfield Avenue just before the brow of the hill on the right, follow the road to the bottom of the hill and take a left onto Dolphin Crescent and Badger Close is on your left hand side. Turn into Badger Close and you will find the property on your right hand side.





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.



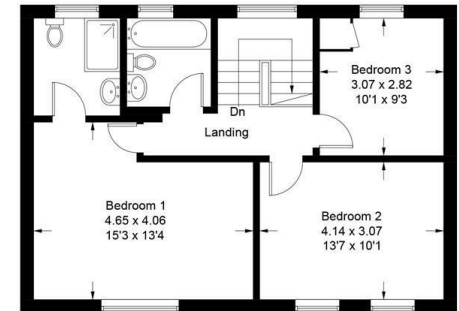
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 177.0 sq m / 1905 sq ft  
(Including Garage)



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID936363)



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