



Dolphin Court Road | Paignton | TQ3 1AQ

Asking Price Of £375,000

A two bedroom plus loft room detached bungalow situated in a highly favoured residential area with excellent ring road access. The bungalow has been well maintained with spacious accommodation including ensuite master bedroom, family shower room and cloakroom to the first floor. The property has a luxury fitted kitchen, uPVC double glazing and gas central heating. Outside are good sized enclosed gardens to the rear. The accommodation comprises:-

- TWO BEDROOMS PLUS LOFT ROOM
- STUNNING SEA VIEWS
- SPACIOUS BUNGALOW
- LUXURY FITTED KITCHEN
- LEVEL PLOT

Glazed front door to:-

HALLWAY Central heating radiator. Stairs to first floor. Cloaks cupboard.

LOUNGE Real flame gas fire with surround. Central heating radiator. uPVC double glazing and patio doors onto garden.

DINING ROOM Double aspect. uPVC double glazing. Central heating radiator. Lovely sea views.

KITCHEN/BREAKFAST ROOM Range of modern quality units comprising 1.5 bowl sink, quartz work tops with extensive range of cupboards and drawers under. Matching wall units. Integrated electric hob and eye level double oven, washing machine, fridge and freezer and dishwasher. Further matching units with larder cupboard and breakfast bar. Central heating radiator. uPVC double glazing. Lovely sea views.

CONSERVATORY uPVC double glazed.

BEDROOM ONE ENSUITE uPVC double glazing. Central heating radiator. Door to ensuite.

ENSUITE Shower cubicle with mains shower. Small wash basin, low level WC and extractor fan. Built in wardrobes.

Address 'Dolphin Court Road, Paignton, TQ3 1AQ'

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'TBC'

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BEDROOM TWO uPVC double glazing. Central heating radiator.

SHOWER ROOM Replaced modern suite comprising large corner shower cubicle, vanity basin, low level WC and bathroom built in cabinet. uPVC double glazing. Chromed heated towel rail.

LOFT ROOM (USED AS AN OCCASIONAL BEDROOM) Stunning sea views across the bay. uPVC double glazing. Door to:-

ENSUITE CLOAKROOM Low level WC, vanity basin and uPVC double glazing.

OUTSIDE Driveway and parking for 3/4 cars onto:-

GARAGE Power and lighting. Metal up and over door.

FRONT GARDEN Landscaped patio and shrub garden area.

REAR GARDEN Level garden mainly laid to patio with shrub borders.

AGENTS NOTES The owner informs us the loft room does not have building regulations and whilst the loft room cannot be marketed as a bedroom the current owner have used it as an occasional bedroom.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.