



JOHN COUCH
THE ESTATE AGENT

280 Dartmouth Road
Paignton Devon
£865,000 Freehold



280 Dartmouth Road
Paignton Devon TQ4 6LH

£865,000 Freehold



A privately set 1930s home, thoughtfully re-imagined as a spacious single-storey residence, with flexible accommodation, period character, contemporary style and some views across Tor Bay

Entrance hall ■ Kitchen ■ Utility room
Dining room ■ Sitting room ■ Family room
2 bedrooms ■ Cloakroom ■ Bathroom ■ Shower room
Double garage ■ Large loft ■ Gardens

FOR SALE FREEHOLD

Set back from Dartmouth Road behind its own driveway, the property enjoys a private and well-established setting, with some views across Tor Bay. Originally dating from the 1930s, the house has been thoughtfully re-imagined to provide a spacious single-storey home, combining period character with a high standard of contemporary accommodation, allowing for versatility of arrangement

The original front door opens into a lobby and then through to an impressive central hallway, which immediately conveys the scale of the accommodation and retains some of the character associated with the house's origins.

To one side, the principal sitting room is a particularly attractive space, with a large bay window overlooking the gardens and capturing views across Tor Bay.

Opposite, the principal bedroom is a comfortable and welcoming space with a square bay window providing views across the surrounding area to the sea.

The inner hallway leads through to a further substantial sitting room, with a large bay window enjoying views towards Brixham Breakwater and patio doors opening onto the terrace and rear garden. This is a particularly versatile room, with its generous proportions and direct connection to the outside.

The second bedroom is fitted with a range of furniture and enjoys an outlook over the side garden. The accommodation is served by two well-appointed bathrooms, one offering a large shower, bath, twin wash hand basins and WC, with the second providing a shower, wash basin and WC. A separate cloakroom and excellent hallway storage complete this part of the accommodation.

To the rear of the plan, the kitchen is fitted with an extensive range of wall and base units with contrasting work surfaces, incorporating a recently installed breakfast bar for informal dining. A separate dining room provides a more formal setting. The adjoining utility room houses the boiler and provides plumbing and space for laundry appliances, with doors leading to both the front of the house and the garage. At the rear of the house, a small conservatory provides a useful home office and opens directly onto the garden. A generous loft provides further storage.

The property is approached from Dartmouth Road through established gate piers, with a generous driveway leading to the front of the house, providing turning and parking and access to the double garage which provides excellent parking, with a separate storage room to the rear.

VIEWING BY APPOINTMENT ONLY

The gardens wrap around the house and are predominantly level, with established hedging providing privacy and a mature backdrop

Shallow steps lead up to the front terraces where the elevated position allows views across the bay catching the morning sunshine. The principal garden lies to the front of the house, where established hedging creates a good degree of privacy and a predominantly level lawn provides an easy-to-maintain setting.

The gardens continue around both sides of the house to the rear, with terraces and seating areas following the sunshine throughout the day.

LOCATION

Dartmouth Road is an established coastal location, within walking distance of Broadsands Beach and the South West Coast Path. Local day-to-day facilities are available at Churston Broadway, including a post office and general store, chemist, café and library

The nearby village of Galmpton provides additional amenities including a post office/shop, GP surgery and village pub. Churston Ferrers is home to a grammar school, subject to admissions policy, together with a farm shop, golf course and the heritage railway station serving the Dartmouth Steam Railway.

There is a good choice of supermarkets, home stores and other facilities in the surrounding area, together with South Devon College. The nearby ring road provides convenient access towards both Totnes and Newton Abbot.

Paignton occupies a sheltered position within the sweeping curve of Tor Bay, between Torquay and Brixham, with sandy beaches, coastal paths and coves forming an important part of everyday life.

The wider English Riviera provides a year-round choice of shops, restaurants, cafés, theatres, cinemas and leisure facilities. The bay also provides an excellent setting for water-based activities, with the harbours and marinas of the surrounding towns adding to the area's strong maritime character.

CONNECTIVITY

Local bus services provide connections throughout the Bay, including Brixham, Paignton, Torquay and Kingswear, where the passenger ferry provides a link to Dartmouth. The railway network is accessible from both Paignton and Torquay, providing connections across the South West and beyond. By road, the nearby ring road gives access towards the A380 and South Devon Highway, with Exeter and Plymouth within easy reach. Exeter International Airport provides further connections to destinations further afield.

SERVICES

Mains water, gas and electricity are all connected, subject to the necessary authorities and regulations. Private drainage. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2026/2027 £3548.99)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)













Approximate Gross Internal Area 2421 sq ft - 225 sq m

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Whilst every effort has been made to ensure the accuracy of the floor plan 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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

JOHN COUCH
THE ESTATE AGENT



Zoopla rightmove



www.johncouch.co.uk

IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.