



Dolphin Crescent, Paignton, TQ3 1AE



£350,000 Freehold

A well-presented spacious property situated in a highly sought after area of Paignton.



Situated in one of Paignton's most sought-after residential addresses, Dolphin Crescent occupies an enviable position in Higher Preston, enjoying breathtaking 180-degree sea and open views that stretch across the bay and beyond.

This well-positioned detached split level bungalow offers a rare combination of stunning outlooks, generous accommodation, and superb development potential.

Set back from the road with a private driveway and garage, this attractive two-bedroom property welcomes you with its elevated aspect and charming kerb appeal. The front garden is landscaped and well-maintained, while the driveway provides off-road parking, leading down to the integral garage.

Inside, the home is filled with natural light and enjoys a sense of space and openness, enhanced by the panoramic coastal vistas visible from the rear elevation. The spacious lounge is a highlight, offering direct access to a private balcony — the perfect place to sit and soak in the sea breeze while enjoying morning coffee or an evening drink.

The kitchen is well-sized and benefits from the same commanding views, making it a pleasant and inspiring place to cook and dine.

Adjacent to the living areas is a practical lobby with direct access to the garden. There are two comfortable double bedrooms, (one having fitted bedroom furniture), both with generous proportions, and a family bathroom with separate shower enclosure, completing the main living accommodation.

One of the unique and exciting aspects of this property is the large under-house area with a utility space, which presents huge potential for extension or conversion (subject to any necessary consents). In addition to the under house area, located under the garage and benefitting from a separate secure entrance, is a useful workshop with power and lighting.

Whether you're considering additional living space, a self-contained annexe, or workshop/storage areas, the possibilities are impressive.

Externally, the garden is a true delight, set over wide terraces to take full advantage of the sloping site and outstanding views. There's plenty of space for outdoor entertaining, relaxing, and gardening — all while enjoying the stunning backdrop of sea and sky.

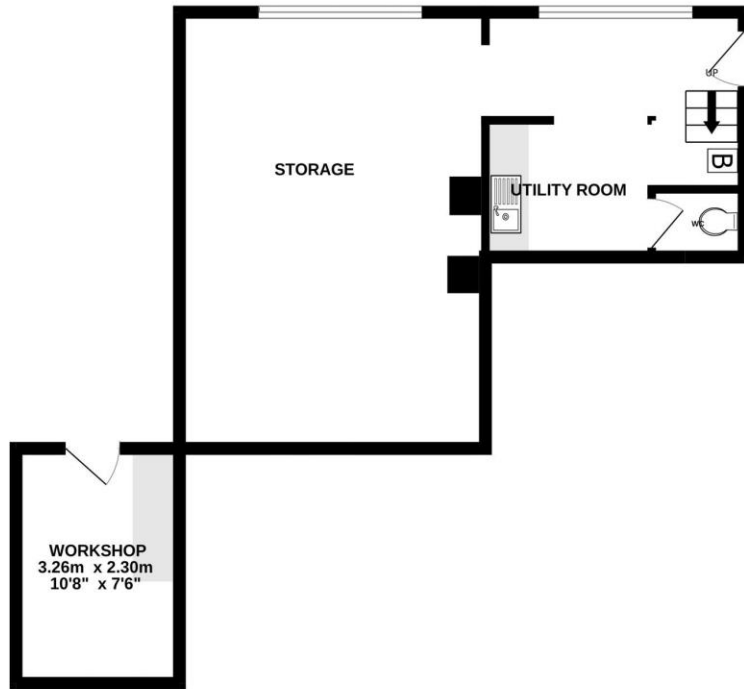
This is a rare opportunity to acquire a home in a highly desirable coastal location with uninterrupted, far-reaching views and plenty of scope to improve, extend or personalise. Whether you're seeking a peaceful retirement retreat, a stylish coastal home, or a project with great upside, Dolphin Crescent is a property that ticks all the boxes.

There are local amenities nearby and a regular bus service into Paignton town centre with its sea front and pretty harbour.

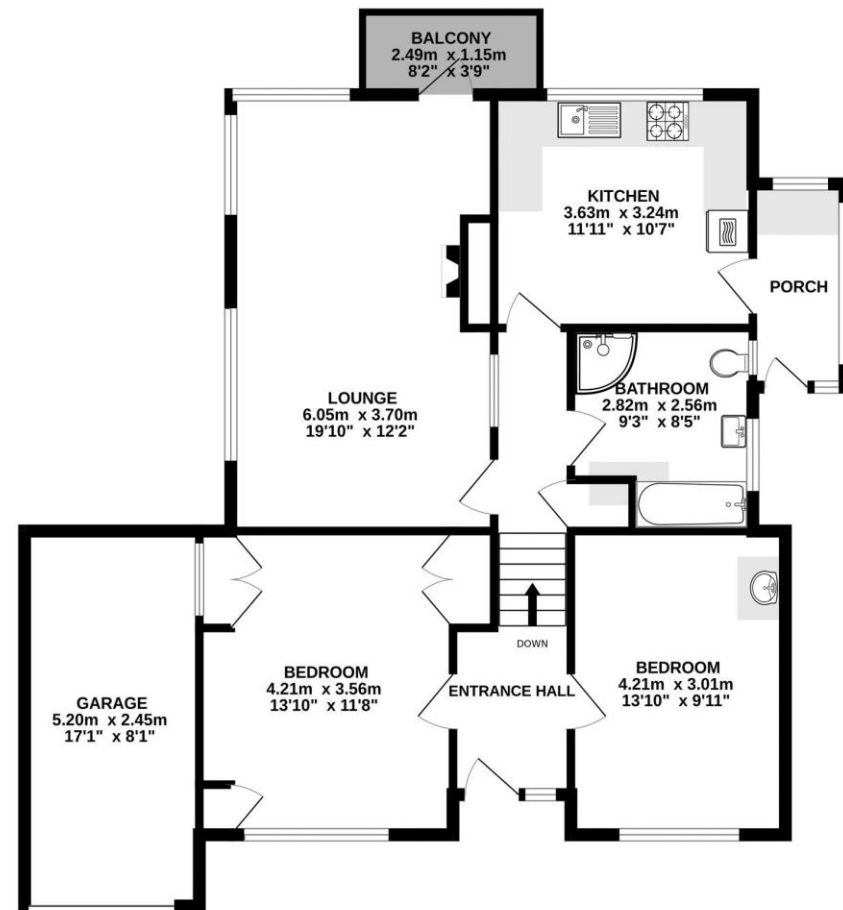
The Torbay ring road is easily accessible with link to local towns and Exeter to the M5 motorway.

Offered with no onward chain, this home is ready for its next chapter. Early viewing is highly recommended to fully appreciate the position, potential, and outstanding lifestyle this property offers.

UNDERHOUSE STORAGE
45.4 sq.m. (489 sq.ft.) approx.



ENTRANCE FLOOR
94.4 sq.m. (1016 sq.ft.) approx.



TOTAL FLOOR AREA : 139.8 sq.m. (1505 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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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The Ofcom website indicates that broadband and mobile phone reception is available at this address.

VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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