

Helen Saunders

From: martin edwards <martinedwards58@gmail.com>
Sent: 03 August 2026 19:12
To: Helen Saunders
Subject: [EXTERNAL] Re: 60 Dolphin Court Road, TQ3 1AB - Property Ref and Version: PGN313644-0006

Good evening,

Please now go live with the attached file. What else do you need from us and when will the bungalow go live and on what platforms.

Regards,

Martin & Melissa.
07814422979

On 3 Aug 2026, at 10:29, Helen Saunders <Helen.Saunders@connells.co.uk> wrote:

Good morning

Please find attached amended property details.

Many thanks and we look forward to hearing from you.



Helen Saunders | Administrator
51 Hyde Road, Paignton, Devon, TQ4 5BP
Tel 01803 400 888
Email paignton@connells.co.uk
Web www.connells.co.uk



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Property details approval form

60 Dolphin Court Road, Paignton, Devon, TQ3 1AB

Date: 03 August 2026

Property Ref and Version: PGN313644 - 0006

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

60 Dolphin Court Road, Paignton, Devon, TQ3 1AB

Date: 03 August 2026

Property Ref and Version: PGN313644 - 0006

○ Price

guide price £325,000

Tenure: Freehold

○ Key Features

- > Energy Rating: E
- > Detached Bungalow
- > No Onward Chain
- > Requires some Modernisation
- > South facing private gardens
- > Superb seaviews across the Bay
- > Driveway parking & Garage

○ Short Description

Connells are delighted to bring to the market this spacious two-bedroom detached bungalow, occupying a highly sought-after residential position and offering a wonderful opportunity for buyers looking to create their dream home. Coming with no onward chain. Call Connells today.

○ Long Description

Connells are delighted to bring to the market this spacious two-bedroom detached bungalow, occupying a highly sought-after residential position and offering a wonderful opportunity for buyers looking to create their dream home. With generously proportioned accommodation, attractive sea views, parking for two to three cars, a detached garage, a new boiler and beautifully landscaped south-facing gardens, this is a home that offers both immediate comfort and exciting future possibilities. Situated within a popular and established residential area, the bungalow enjoys a convenient location just a short drive from Paignton town centre, its bustling array of shops, supermarkets, cafés, restaurants and amenities, together with the beautiful seafront and beaches that make the English Riviera such a desirable place to live. The combination of peaceful surroundings and excellent accessibility makes this an appealing proposition for a variety of purchasers, including retirees, downsizers and those looking for single-level living close to the coast. With NO ONWARD CHAIN. Call Connells today to secure your viewing.

○ Directions

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☐ Agents Note

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O Room Description

Agents Note

'The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved'.

On Approach

The property enjoys an elevated position that takes full advantage of the spectacular outlook available from the principal reception room. The sea views provide a constantly changing backdrop throughout the year and create a wonderful sense of light and space both inside and out.

Approaching the property, a generous driveway provides off-road parking for two to three vehicles, a particularly valuable feature for visiting family and friends. The frontage has been designed for ease of maintenance, with attractive patio areas complemented by established shrubs and planted borders that create a welcoming first impression while retaining practicality.

On Entrance

The accommodation begins with a composite front door opening into a entrance hallway. This spacious central reception area immediately demonstrates the generous proportions found throughout the bungalow.

Lounge

Undoubtedly one of the standout features of the property is the exceptionally spacious lounge. This impressive reception room enjoys a triple aspect arrangement of uPVC double glazed windows, allowing natural light to flood the space throughout the day. The result is a wonderfully bright and airy living environment that feels both welcoming and uplifting. The room's elevated position ensures that the fantastic sea views can be fully appreciated, providing a stunning focal point and creating a unique setting in which to relax and entertain. There is ample space for a variety of furniture arrangements, making the lounge equally suited to cosy evenings at home or larger social gatherings with family and friends.

Kitchen & Diner

The kitchen and dining room offers excellent potential and is well-positioned within the layout of the property. Generously sized, it provides plenty of room for both preparation and dining areas, creating an informal and sociable heart to the home. Buyers may wish to modernise the space to their own individual tastes and requirements, presenting an exciting opportunity to design a bespoke kitchen that complements the overall character of the bungalow. The room offers excellent scope for contemporary living while maintaining practical functionality.

Conservatory

Leading from the lounge is the conservatory, providing an additional reception area that enjoys a spectacular outlook with panoramic views of the bay and beyond. This versatile room offers a wonderful space to sit and enjoy the changing seasons, whether used as a garden room, dining area, reading space or occasional sitting room. The abundance of natural light creates a peaceful atmosphere and strengthens the connection between the indoor and outdoor living areas.

Bedrooms

The bungalow offers two particularly well-proportioned double bedrooms located towards the rear aspect of the property. Both rooms enjoy pleasant views across the rear gardens and provide ample space for a full range of bedroom furniture.

Bedroom One is a spacious and comfortable principal bedroom, easily accommodating wardrobes, drawers and additional furnishings while still retaining a feeling of space. The attractive outlook over the garden enhances the peaceful atmosphere, creating a room that is ideal for rest and relaxation.

Bedroom Two is another generous double room and offers considerable flexibility. Whether utilised as a guest bedroom, hobby room, home office or occasional accommodation for visiting family, the room provides comfortable proportions and attractive garden views.

Shower Room

Completing the internal accommodation is the shower room. The addition of uPVC double glazing ensures natural light and ventilation, creating a practical and attractive space. Recently modernised,

Seperate Wc

Outside

The rear garden is undoubtedly one of the property's most attractive features. Benefiting from a highly desirable southerly aspect, the garden enjoys sunshine throughout much of the day and has been professionally landscaped to create a beautiful, private

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retreat. Mainly laid to lawn with generous patio seating areas, the garden provides excellent space for outdoor entertaining, family gatherings, relaxing in the sunshine or simply enjoying the peaceful setting.

Mature shrub borders add colour, texture and interest throughout the seasons, while the enclosed nature of the garden ensures an excellent degree of privacy. Gardening enthusiasts will appreciate the tremendous potential on offer, with the outdoor space presenting an opportunity to create a truly stunning garden paradise. Also offering a large summerhouse with power. A shed ideal for garden machinery and tools. Practical features include an outside tap and convenient side access, further enhancing the functionality of the exterior.

The front of the property has parking for two to three vehicles leading upto detached garage. The front also has attractive mature shrubs giving kerb appeal.

Garage & Workshop

A further benefit is the detached garage. This versatile space offers numerous potential uses, making it a valuable addition to the property. Also has power and lighting.

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○ Property Images



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○ Floor Plan



Total floor area 103.3 m² (1,112 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



○ Approval

	Signature	Date
Lynsey Mitchell	<i>Lynsey Mitchell</i>	3/8/26
Mr M.C. Edwards		