

205 Dartmouth Road, Paignton, TQ4 6LG





**£825,000 Freehold**

**A Rare opportunity for a large family home offering a wealth of potential boasting incredible sea views.**

Enjoying outstanding open, sea and beach views this **THREE BEDROOM DETACHED HOUSE & SEPARATE TWO BEDROOM ANNEX** offers spacious accommodation and a wealth of potential, plus a **BUILDING PLOT** with **FULL PLANNING PERMISSION** for a **FOUR BEDROOM DETACHED HOUSE** with parking and an **INTEGRAL GARAGE**.

Located on the popular Dartmouth Road, this property is within walking distance of Broadsands Beach, via Broadsands Park Road, and close by to the local shops at either Cherrybrook Square or Churston Broadway.

Internally the property currently provides a spacious lounge with access via bi-folding doors to the balcony with outstanding views, as well as a kitchen and adjoining dining room.

On the ground floor are three bedrooms, the principal room enjoying an en-suite, as well as a family bathroom, utility and shower room.

The adjoining annex is arranged over two floors with a kitchen / dining / living room having access to its own balcony with the same outstanding views, as well as two en-suite bedrooms.

The property is also being offered with the added benefit of planning permission (planning reference: P/2019/0726 now lapsed) for a larger driveway, internal reconfiguration and dormer conversion creating a master-suite with incredible views.

Internal viewing is highly recommended.

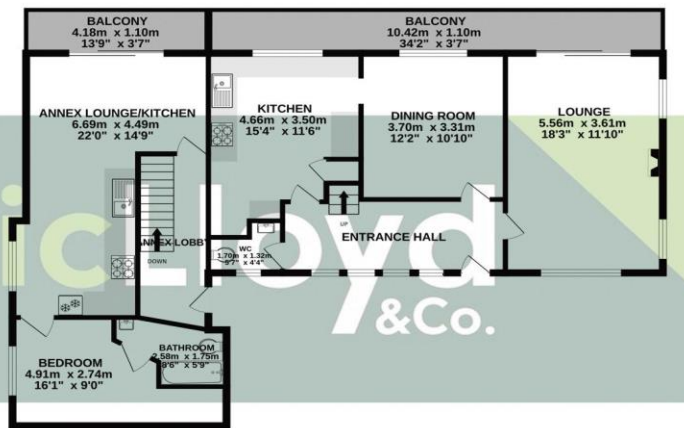
The **BUILDING PLOT** is accessed via a driveway from Broadsands Bend and once built will enjoy seas views across Broadsands beach. To view further information on the outlined planning please visit [torbayplanning.co.uk](http://torbayplanning.co.uk) and use reference: P/2025/0121



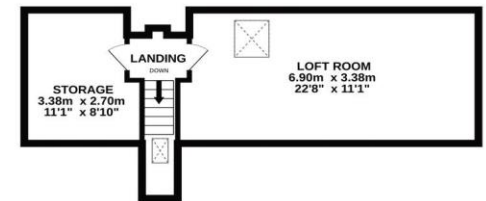
GROUND FLOOR  
78.2 sq.m. (842 sq.ft.) approx.



1ST FLOOR  
99.9 sq.m. (1075 sq.ft.) approx.



2ND FLOOR  
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA : 213.6 sq.m. (2299 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: E

COUNCIL TAX BAND: E

AGENTS NOTES: This property is on all mains services. The Ofcom website indicated that broadband and mobile phone reception are available at this address.

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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&Co.

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