



Dartmouth Road, Paignton, TQ4 5AF

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£425,000 Freehold

A traditional **FOUR BEDROOM SEMI DETACHED HOUSE** offering spacious and versatile accommodation, this appealing property is currently loosely arranged as two separate flats, making it particularly suitable for multi-generational living or those seeking flexible accommodation for extended family. Alternatively, the layout could readily be reconfigured to create a substantial family home, providing excellent scope for a variety of living arrangements.

The property benefits from generous off-road parking, with a driveway to the front and additional parking or storage potential beyond double gates to the rear. The front garden is attractively landscaped with inset shrubs and a pathway leading to the property, whilst the enclosed rear garden offers a patio seating area, a small lawn and two useful garden sheds.

A conservatory-style porch to the side provides access to the main hallway, where stairs rise to the first floor. The ground floor accommodation includes a generous living room featuring a large square bay window to the front, allowing plenty of natural light to enter. A tiled hearth with an inset wood-burning stove creates an attractive focal point, complemented by decorative wall panelling to dado height, adding character and traditional charm.

The property's original two reception rooms are currently utilised as double bedrooms, offering excellent flexibility depending on individual requirements. The front bedroom benefits from double doors opening into a conservatory positioned to the front elevation, providing an additional space to relax and enjoy the garden outlook.

To the rear, the ground floor accommodation includes a kitchen fitted with a good range of pale blue units complemented by wood-effect worktops. There is space for a fridge/freezer, together with a Beko range-style cooker and overhead extractor hood. A side door leads into a rear lobby, which provides space and plumbing for a washing machine. A shower room with W.C. completes the ground floor facilities.

The first floor is currently arranged as a self-contained-style flat, comprising a living room, fitted kitchen, two bedrooms and a bathroom with W.C. This arrangement offers considerable versatility for independent family living, guest accommodation or potential reconfiguration to suit a larger household.

Dartmouth Road is conveniently situated within the popular coastal town of Paignton, part of the renowned English Riviera. Paignton offers a broad range of everyday amenities, including shops, supermarkets, cafés, restaurants and leisure facilities, together with a sandy beach, seafront promenade and picturesque harbour, this is all within walking distance from the house.

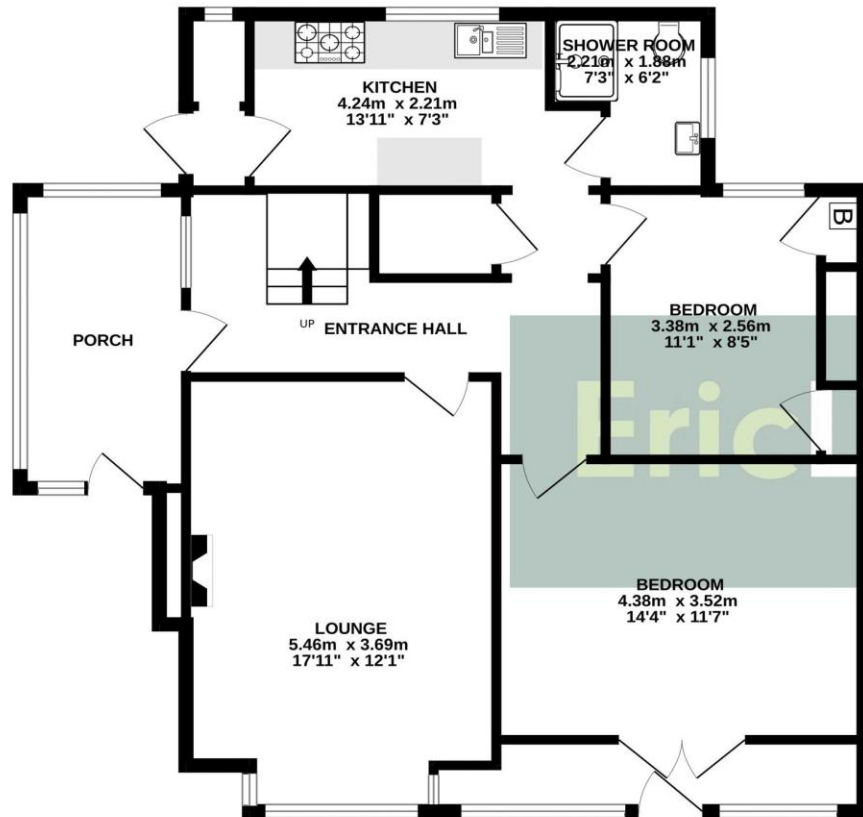
The town also benefits from a railway station providing connections along the South Devon coast and beyond, whilst local bus services offer access to neighbouring Torquay, Brixham and the surrounding areas. The wider South Devon coastline and countryside provide numerous opportunities for walking, outdoor recreation and enjoying the area's natural beauty.

An interesting feature for railway enthusiasts is the proximity of the Dartmouth Steam Railway line, which runs behind Dartmouth Road, offering a distinctive connection to one of the area's best-known heritage attractions.

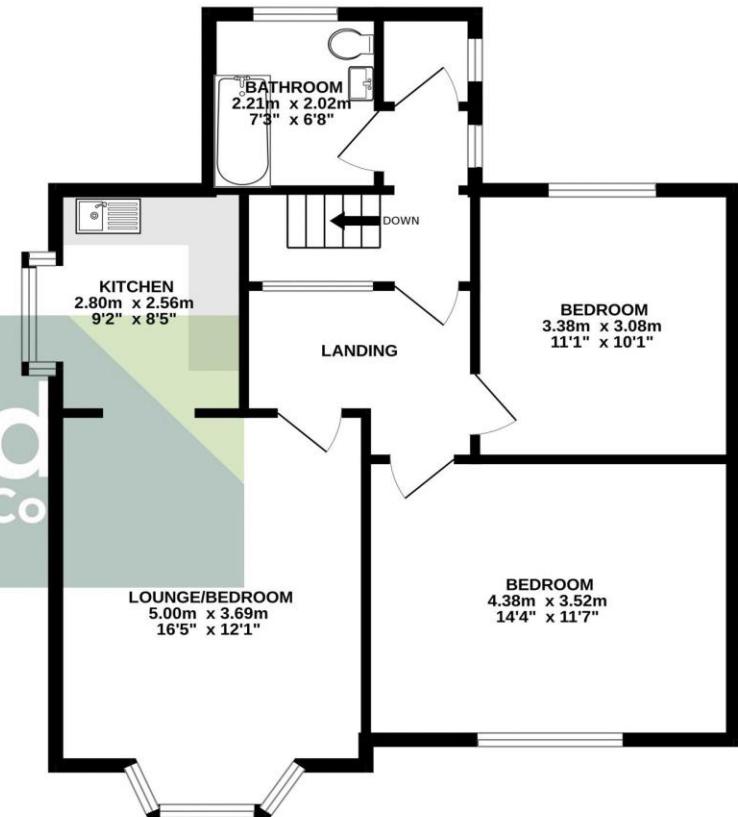
Combining traditional character, generous parking, outside space and adaptable accommodation, this is a versatile property with considerable potential, ideally suited to multi-generational households or buyers seeking a spacious home that can evolve with their needs.



GROUND FLOOR
84.0 sq.m. (904 sq.ft.) approx.



FIRST FLOOR
65.3 sq.m. (703 sq.ft.) approx.



TOTAL FLOOR AREA : 149.3 sq.m. (1607 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 property is on all mains services, 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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