



Guide Price £625,000 - £650,000

Dartmouth Road,
Paignton, TQ4 6LH

A well presented four bedroom substantially sized family home located in the highly desirable location of Churston. The property comprises of a welcoming porch that opens into a grand hallway, a spacious living room, a dining room, a large kitchen, utility room, useful downstairs cloakroom, four double bedrooms two of which are en-suite, a further family bathroom, double garage, sunny west facing rear gardens and ample off road parking. The home is perfectly positioned within easy reach of local shops, doctors and pharmacies, schools, bus links, Broadsands beach and more. The home is being offered for sale with no onward chain!



ENTRANCE A uPVC double glazed front door opens into a welcoming inner porch with wall mounted lighting and a secondary door leading through to:-

HALLWAY A wide and inviting hallway featuring stairs rising to the first floor, doors to adjoining rooms, overhead lighting, an internet and telephone point, an integral door to the garage and a gas central heating radiator.

LIVING ROOM A bright and spacious front aspect living room offering generous proportions, uPVC double glazed windows, and attractive sea views across Berry Head. Additional features include a television point, feature gas fireplace and gas central heating radiator. Two steps lead through to:-

DINING ROOM A well proportioned dining room overlooking the sunny rear gardens, with space for an 8/10 seater dining table. uPVC double glazed sliding patio doors provide direct access to the garden, complemented by a gas central heating radiator.

KITCHEN An impressive and spacious kitchen boasting an extensive range of wall, base, and drawer units with quartz work surfaces over. Features include a 1½ bowl ceramic sink with drainer, eye level integrated Neff oven and grill, integrated microwave, dishwasher, bin storage, fridge, and freezer. Additional space is available for a freestanding fridge freezer and breakfast table. Two uPVC double glazed windows overlook the rear garden, with a further uPVC double glazed door to the outer porch. Finished with tiled splashbacks, gas central heating radiator, and door leading to:-

UTILITY ROOM A practical utility room providing space and plumbing for washing machine and tumble dryer with roll edge work surfaces above. Incorporates a stainless steel sink unit, wall mounted cupboards, tiled splashbacks, uPVC double glazed window, and access to a generously sized fitted pantry with built-in shelving.

REAR PORCH A spacious rear porch with built-in base storage units and work surfaces, triple-aspect uPVC double glazing, wall lighting, and door opening onto the garden.

CLOAKROOM A useful ground floor cloakroom comprising low level WC and pedestal wash hand basin, with partially tiled walls, obscure uPVC double glazed window, and gas central heating radiator.

FIRST FLOOR

LANDING A large and impressive landing with doors to all rooms, dual aspect uPVC double glazing, pendant lighting, and a fitted airing cupboard.

BEDROOM ONE A substantial principal bedroom positioned to the front of the property, enjoying breathtaking sea views towards Elberry Cove. Offers ample space for furniture, a dressing area with built in dressing table and fitted wardrobes, uPVC double glazed window, gas central heating radiator and door to:-

EN-SUITE A spacious en-suite featuring low level WC, pedestal wash hand basin, bidet, corner bath, and separate shower cubicle. Finished with tiled walls, obscure uPVC double glazed window, mirrored medicine cabinet and gas central heating radiator.

BEDROOM TWO A generously sized double bedroom also benefiting from delightful sea views towards Elberry Cove, with built in wardrobe, uPVC double glazed window, gas central heating radiator, and door to

EN-SUITE Comprising low level WC, pedestal wash hand basin, bidet, and shower cubicle, with tiled walls, extractor fan, and gas central heating radiator.

BEDROOM THREE A further spacious double bedroom overlooking the rear garden, complete with uPVC double glazed window and gas central heating radiator.

BEDROOM FOUR A well sized double bedroom offering versatility as a home office, study, or hobby room also, with uPVC double glazed window and gas central heating radiator.

BATHROOM A well appointed family bathroom comprising low level WC, pedestal wash hand basin, bidet, panelled bath, and separate shower cubicle. Additional features include tiled walls, obscure uPVC double glazed window, and gas central heating radiator.

OUTSIDE

REAR GARDEN A sun filled west facing rear garden thoughtfully arranged to maximise sunlight throughout the day. A spacious patio area, accessed from the dining room and rear porch provides an ideal setting for outdoor dining and entertaining, while the remainder is predominantly laid to lawn with a variety of mature shrubs and planting.

PARKING Off road parking is available to the front of the property for several vehicles.

DOUBLE GARAGE A large double garage with two electric metal up and over doors, ample storage space, power and lighting, uPVC double glazed windows, and courtesy door providing internal access to the house.



Ground Floor



First Floor

Address 'Dartmouth Road, Paignton, TQ4 6LH'

Tenure 'Freehold'

Council Tax Band 'G'

EPC Rating '56 | D'

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