



ABSOLUTE

Dolphin Court Road, Paignton, TQ3 1AB  
**Guide Price: £450,000      Tenure: Freehold**



# Dolphin Court Road, Paignton, TQ3 1AB

A stunning and very well maintained three bedroom reverse level bungalow

- Reverse level bungalow
- Balcony with panoramic views
- Two/three bedrooms
- Low maintenance gardens with views
- Modern kitchen/breakfast room
- Open plan lounge/diner
- Family bathroom + separate WC
- Driveway parking
- Very well maintained
- EPC rating -D / Council tax band - D

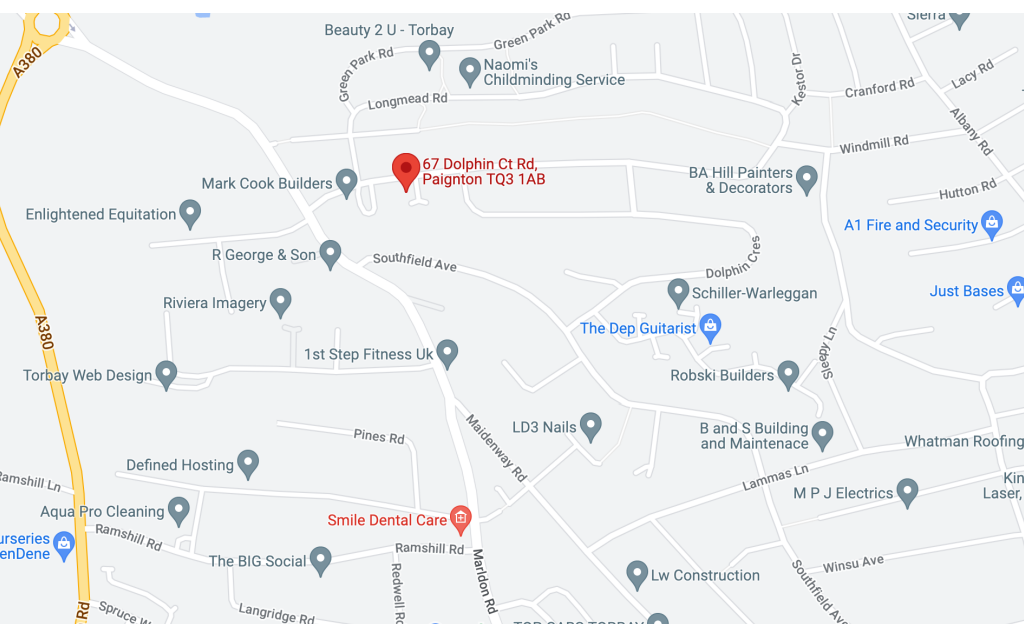


A stunning and very well maintained three bedroom reverse level bungalow with panoramic views, balcony, annexe potential and parking

Absolute Sales & Lettings are delighted to welcome to the market, this beautiful and well positioned three bedroom detached bungalow, situated in one of the most sought after residential roads in Paignton. This property offers a versatile accommodation with good potential to create a granny annexe / independent living space on the lower ground floor. The main living accommodation offers an open plan lounge/diner with a balcony enjoying panoramic views of the sea and the surrounding area of Paignton. There is also a modern kitchen and bathroom and two double bedrooms. To the outside there are beautifully landscaped gardens and a driveway for parking. This property is a true credit to its present owners and an internal viewing is an absolute must.



Paignton town centre is within one mile distance and offers a variety of shopping, cafes, bars and restaurants. Paignton is one of the three towns that make up Torbay, renowned for its mild climate and sandy beaches. Situated in a popular residential area with local facilities including convenience store and bus service The town centre and beach is approximately 2 miles distant. Paignton town centre offers a range of shopping plus cafes, bars and restaurants. There is a lovely sandy beach, pleasure green, pier and picturesque harbour.



What3Words  
 UPRN:  
<https://w3w.co/fishery.backs.churn>

Agents Notes:  
 Freehold  
 EPC Rating - D  
 Council Tax Band - D

Approx. Gross Internal Floor Area  
125.8 Sq Metres 1355 Sq Ft



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NB: Floor plans are for identification purposes only. All dimensions are approximate, not to scale

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Sheehan Legal £150, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

