



Dolphin Crescent, Paignton - TQ3 1AE

Guide Price **£450,000**

Paignton



Dolphin Crescent

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This property has undergone a large extension to the rear and the side of the property incorporating the original garage to create a large bedroom, utility room and hallway. There are two entrance halls in the property which leaves scope for future extensions to the front of the property. The approach features a pretty front garden with a veranda near the entrance and ample driveway parking to the right hand side.

Upon entering the property there are three bedrooms, the main having en suite facilities, and a refitted four piece bathroom suite with a stand alone bath. The open plan living/kitchen/dining space boasts breathtaking views across the bay. The bi-folding doors lead to a balcony where you can look over the garden and enjoy the sunshine in private. The tiered garden is laid to a mixture of lawn and patio and bordered by mature hedging providing privacy. Under the property is a large basement area which is a reasonable height to make something more of and a storage shed.



REAR GARDEN

The garden is tiered and laid to a mixture of grass and patio. It is enclosed by mature hedging providing privacy. Under the property is a large basement area which is a reasonable height to make something more of and a storage shed.

FRONT GARDEN

The front garden is laid to lawn with flower beds containing a variety of plants and shrubs.

BALCONY

The decked balcony is accessed through the living area via bi-fold doors.

On Drive

Ample driveway parking



ABSO

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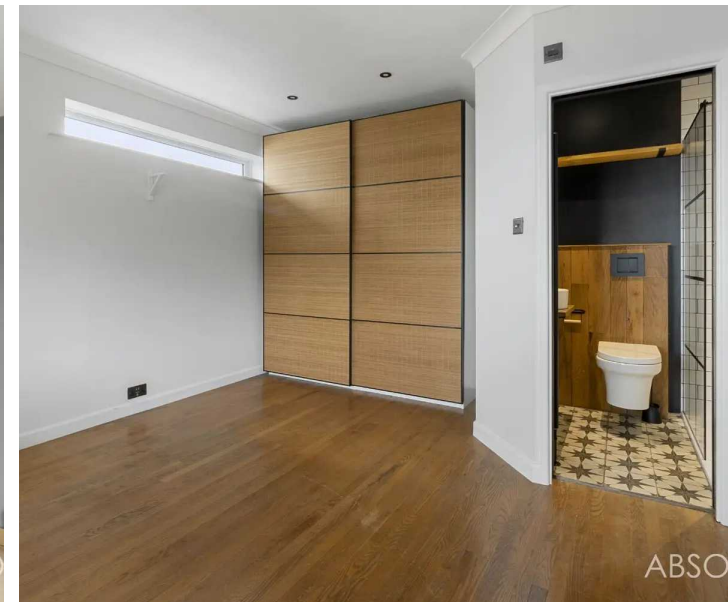
The property is situated within a few minutes drive of Preston seafront and Paignton town centre which boasts a variety of shops, facilities and amenities. There is also convenient access to main roads and the local bus route.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended detached bungalow
- Excellent sea views
- Bi-folding doors leading to balcony
- Driveway parking
- Tiered private rear garden
- Four bedrooms
- Ensuite to main bedroom
- Large open plan living area
- Under ground storage/basement





ABSOLUTE



Ground Floor

Approx. 105.6 sq. metres (1136.3 sq. feet)



Total area: approx. 105.6 sq. metres (1136.3 sq. feet)





Absolute Sales & Lettings

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