



81 Dolphin Crescent, Paignton

Paignton

Guide Price **£475,000**

ABSOLUTE



81 Dolphin Crescent

Paignton

A spacious 5 bedroom detached family house plus a generous 2 bedroom annexe offering versatile accommodation. Stunning panoramic sea views. 2 En-suites plus an additional 2 bathrooms and cloakroom. Garage and under house store rooms. No onward chain. Viewing recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extremely spacious & individual detached house
- 5 Bedrooms
- 2 Bedroom self contained annexe
- Fabulous panoramic sea views
- Large balcony enjoying the sea views
- 2 En-suites & 2 family bathrooms plus separate WC
- Garage plus large under house store rooms
- Desirable residential area
- No onward chain



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The property is located in a popular residential area, only a short distance to the Ring Road, linking Torquay and Newton Abbot with its mainline railway station. Paignton town centre and sea front are just under 3 miles away, offering an array of shopping facilities and lovely coastal walks with a choice of wonderful beaches. There is also a train station in Paignton and regular bus services linking the nearby towns of Torquay and Brixham. More locally there is a convenience store within walking distance located on the Marldon Road along with further bus services.

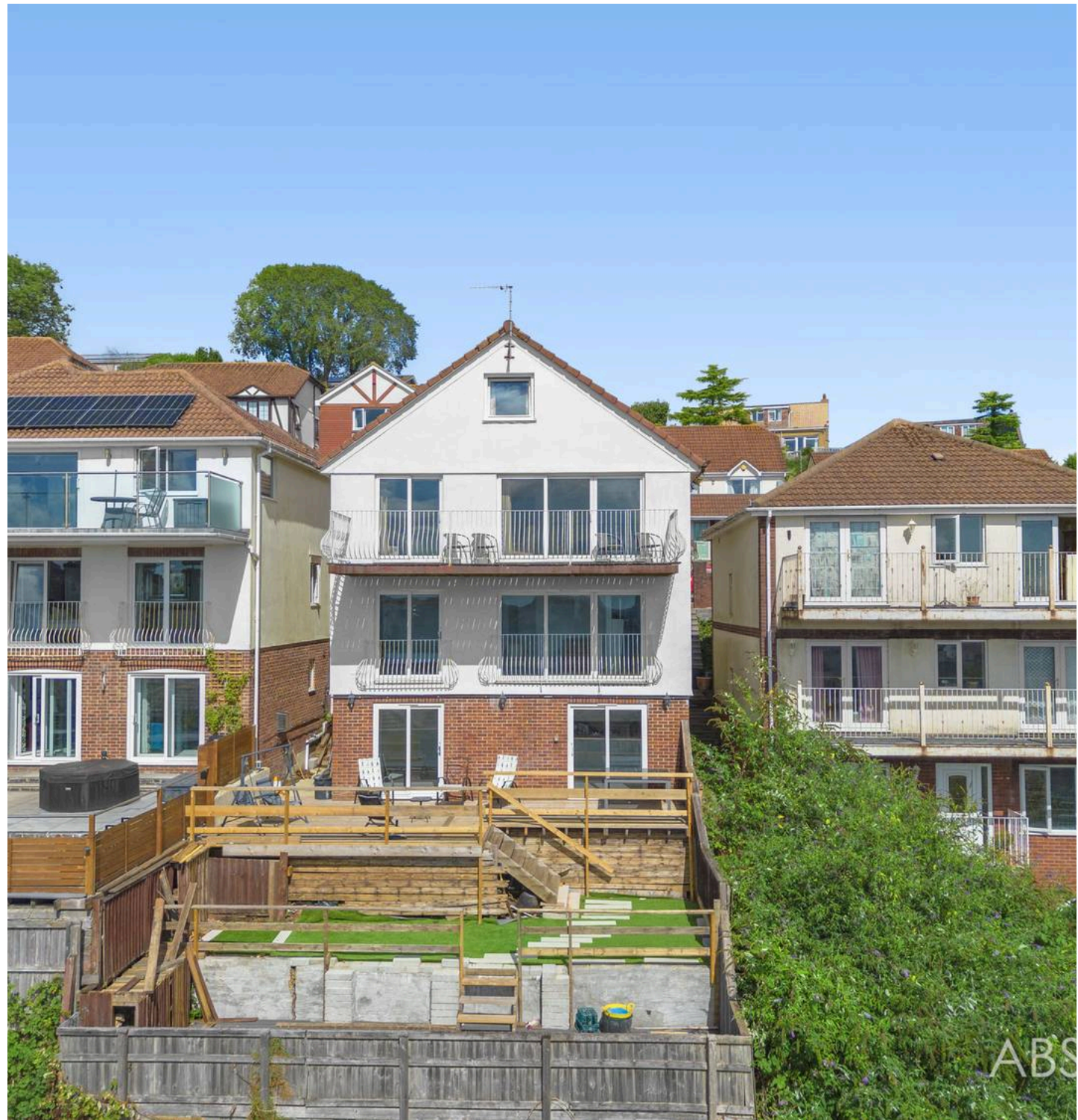
Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

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Lowest Ground Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



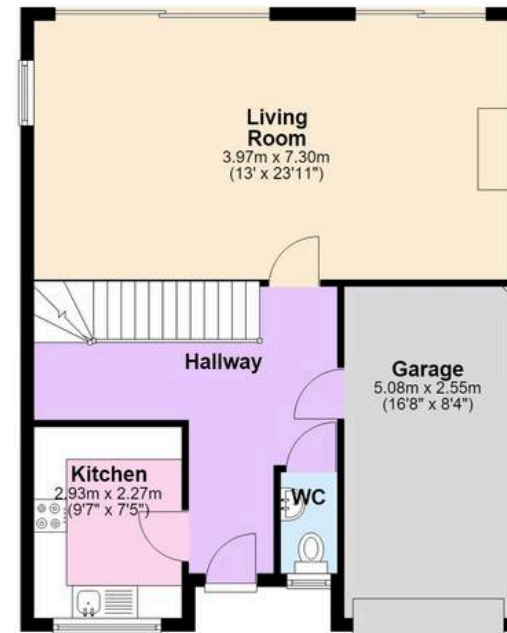
Lower Ground Floor

Approx. 85.1 sq. metres (915.8 sq. feet)



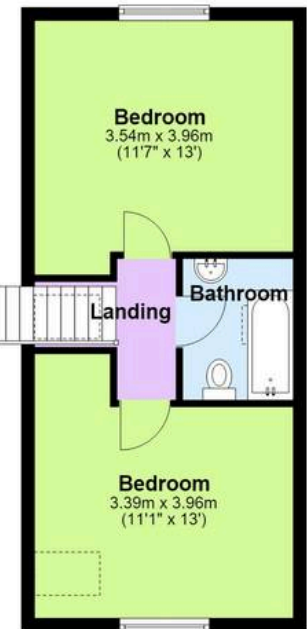
Ground Floor

Approx. 65.1 sq. metres (700.9 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 245.5 sq. metres (2643.0 sq. feet)