



38 Dolphin Court Road, Paignton

Paignton

Guide Price £400,000

ABSOLUTE



## 38 Dolphin Court Road

Paignton

A beautifully presented detached bungalow. 2 Double bedrooms. Modern kitchen/diner. Stylish bathroom. Superb sea views. Fabulous level and enclosed garden. Sun -room. Garage and driveway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Immaculately presented detached bungalow
- 2 Double bedrooms
- Superb sea views stretching towards Berry Head
- Stylish kitchen/dining room with integrated appliances
- Lovely sun room making the most of the sea views
- 4 Piece bathroom suite
- Beautiful level and enclosed rear garden
- Garage with electric door and driveway parking for 3/4 cars
- Viewing is highly recommended
- EPC D. Council tax band D



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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

01803 890110

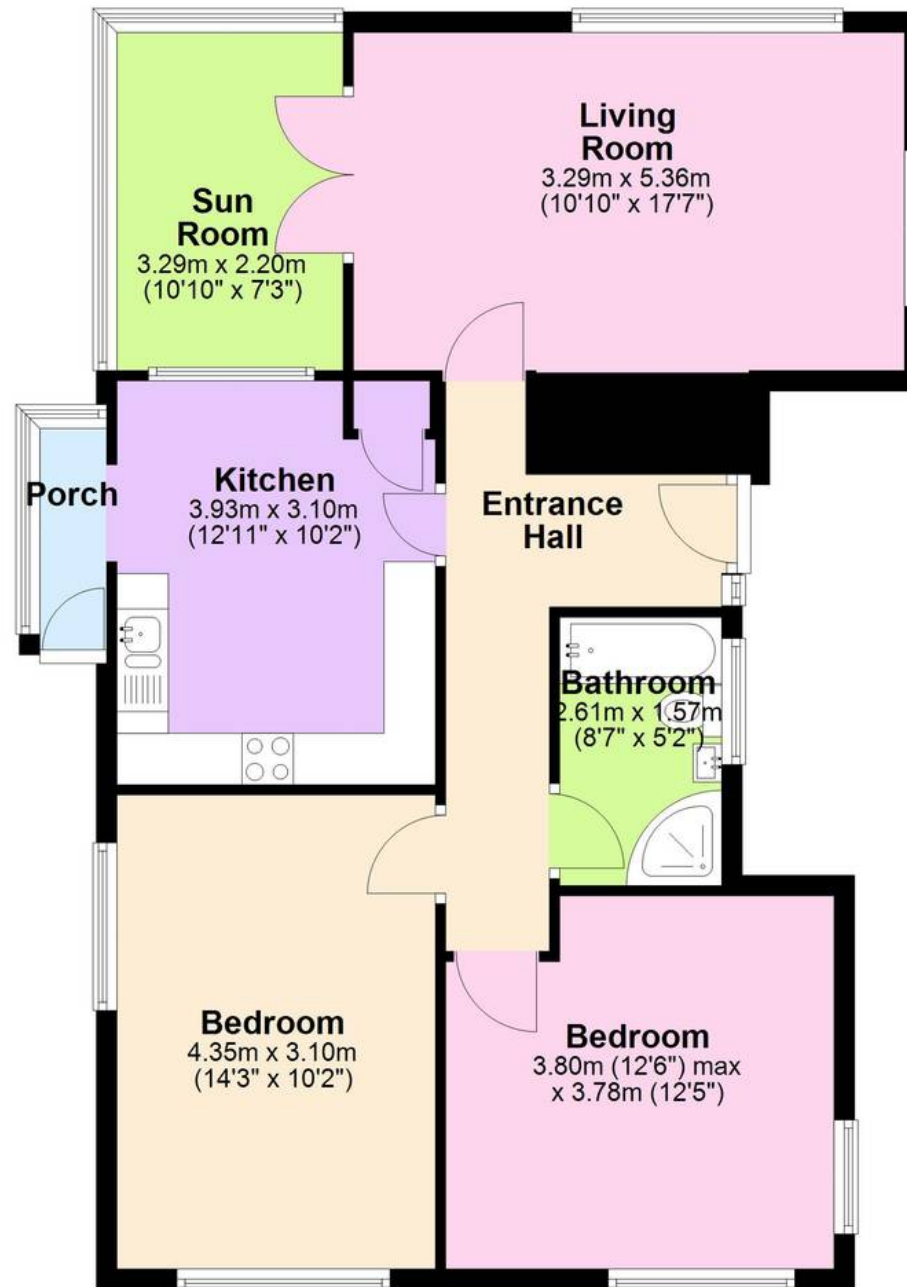
[paignton@movewithabsolute.co.uk](mailto:paignton@movewithabsolute.co.uk)

<http://www.movewithabsolute.co.uk>



## Ground Floor

Approx. 81.9 sq. metres (882.0 sq. feet)



Total area: approx. 81.9 sq. metres (882.0 sq. feet)

