



38 Dolphin Court Road, Paignton

Paignton

Guide Price £390,000

ABSOLUTE





## 38 Dolphin Court Road

### Paignton

Providing an exceptional opportunity to own a meticulously maintained 2 bedroom detached bungalow, this residence offers a lifestyle of comfort and convenience. Located in a popular residential area the property enjoys wonderful sea views stretching towards Brixham and Berry Head.

Upon entering this inviting property, you are welcomed by the harmonious blend of space and style. The property boasts 2 generously proportioned double bedrooms overlooking the delightful rear garden and exuding a sense of tranquillity and relaxation. The heart of the home lies in the stylish kitchen/dining room, boasting integrated appliances including a fridge, a freezer, a dishwasher, electric oven and a ceramic hob unit with an extractor hood over. There is the added advantage of a utility cupboard with plumbing for an automatic washing machine. The light and airy lounge has large windows and leads into the recently built sun room with surrounding windows and a lantern window creating an abundance of natural light - both of these rooms enjoy the lovely sea views.

The property further impresses with a modern 4-piece bathroom suite including a panelled bath, a vanity unit with an inset wash hand basin, vanity cupboard and a low level WC. There is also a separate shower cubicle. The bathroom is finished with attractive floor and wall tiling.





## GARDEN

A main feature of this bungalow are the beautiful and well kept gardens. To the front of the property there is a paved pathway leading to the front door, entrance canopy with two stone pillars. The front garden is laid to lawn with a corner decked section with decorative stone slate. A side pathway leads to the wonderful rear garden which is mainly laid to lawn with a corner raised decked area being ideal for outside dining and enjoying the sea views. Further paved patio. The garden is surrounded by an established and varied range of delightful flower beds offering a variety of colour throughout the year. Enclosed by panelled fencing the garden also benefits from a wooden gate giving pedestrian access to a quiet footpath being ideal for dog walkers. Timber garden shed.

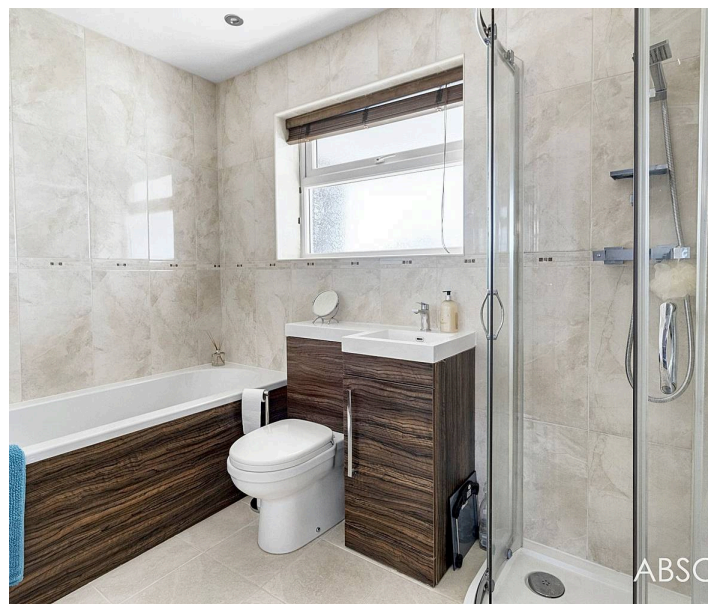
## Garage

Single Garage

To the front of the property there is a driveway providing parking for 3/4 cars which leads to the garage with an electric up and over door. Electric light and power.

Viewing of this exceptional property is highly recommended to fully appreciate the beautiful accommodation on offer.

Council tax band D. EPC band D





# 38 Dolphin Court Road

## Paignton

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. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

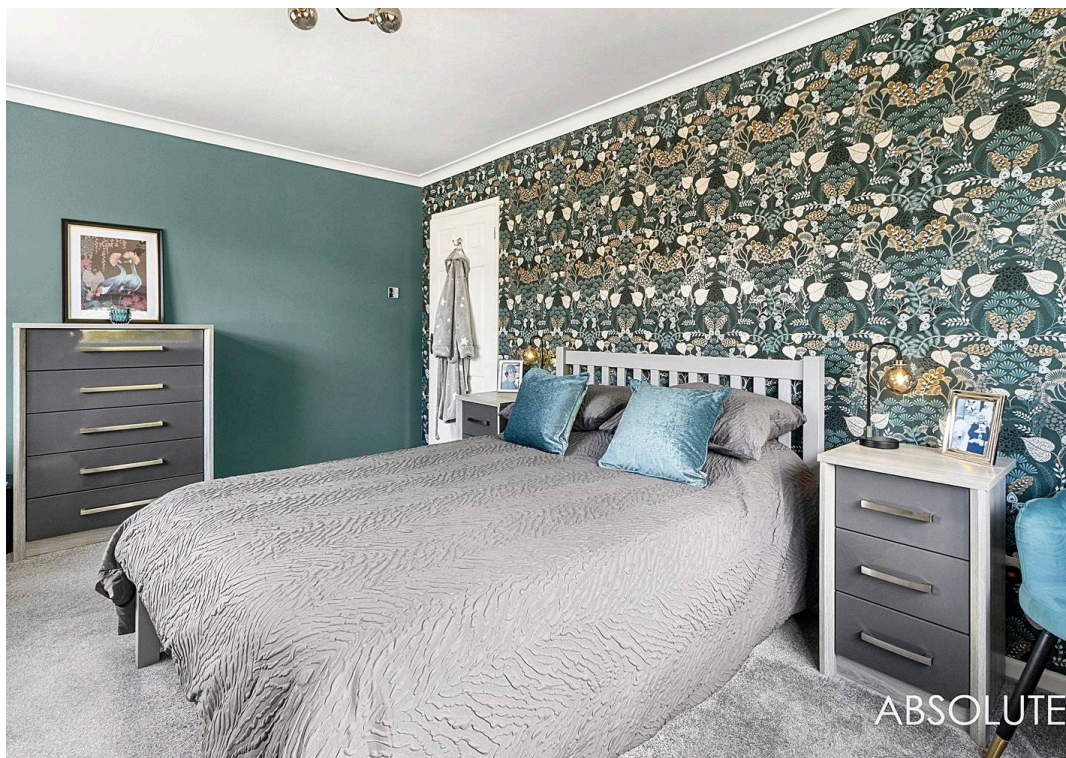
- Immaculately presented detached bungalow
- 2 Double bedrooms
- Superb sea views stretching towards Berry Head
- Stylish kitchen/dining room with integrated appliances
- Lovely sun room making the most of the sea views
- 4 Piece bathroom suite
- Beautiful level and enclosed rear garden
- Garage with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







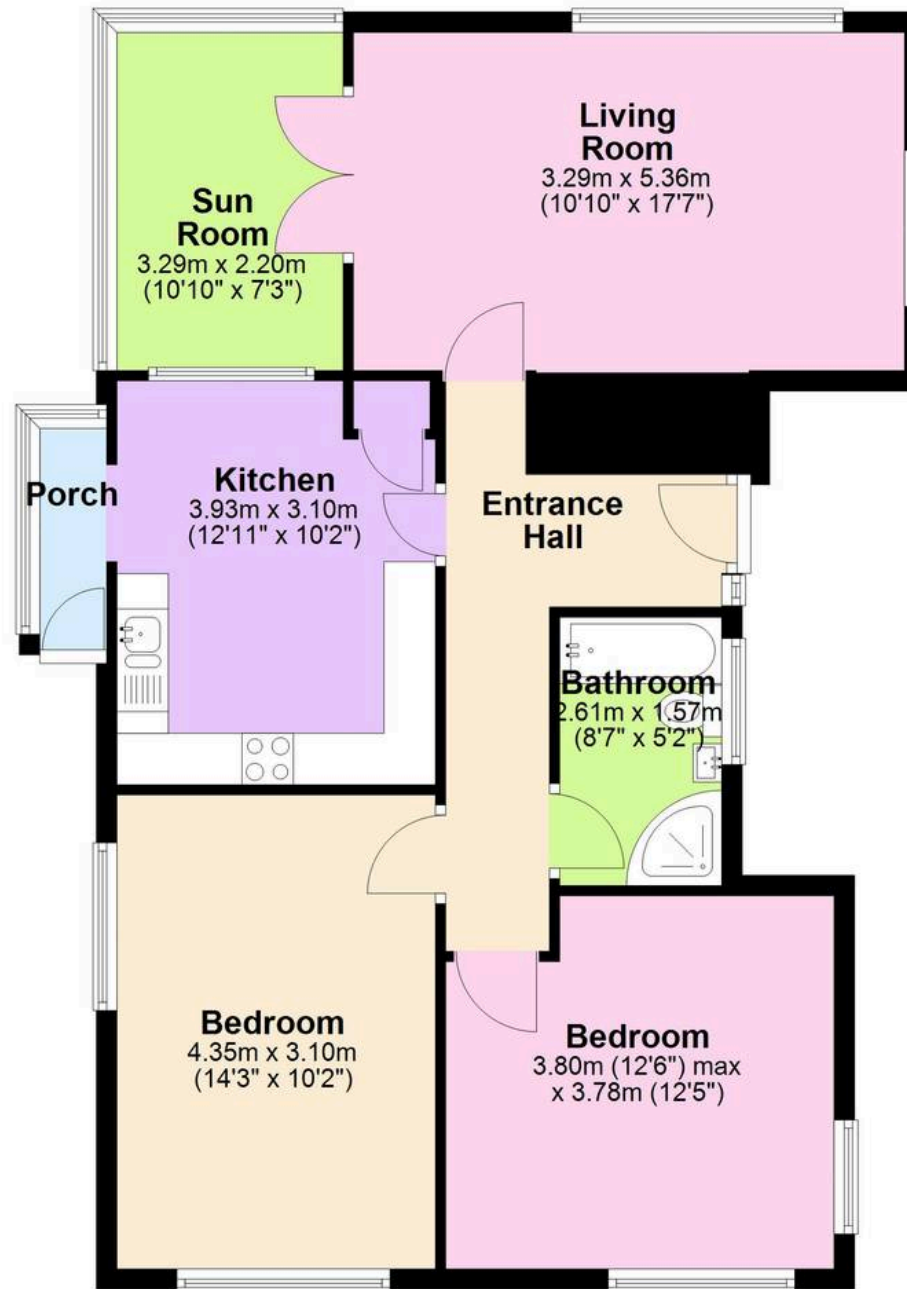






## Ground Floor

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



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







## Absolute Sales & Lettings

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