



JOHN COUCH
THE ESTATE AGENT

27 Dolphin Crescent
Paignton Devon
£560,000 Freehold



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A commanding coastal panorama, an adaptable split-level layout and an enviable corner position combine to create a distinctive home overlooking virtually the entire sweep of Torbay

Entrance hall ■ Living room ■ Balcony
3 bedrooms ■ Bedroom 4/study ■ En suite ■ Shower room
Kitchen/dining room ■ Dining room ■ Bathroom
Gardens ■ Garage ■ Workshop

FOR SALE FREEHOLD

Occupying an elevated corner plot within an established residential setting towards the rear of Paignton, this individual property enjoys an extraordinary outlook that unfolds from the coastline of Torquay around Rock End and the Imperial Hotel, sweeping across the broad expanse of Tor Bay to Paignton, Goodrington and Broadsands, before continuing along the coast towards Brixham and the distinctive headland of Berry Head. Beyond, the view extends towards the distant horizon, creating a remarkable sense of scale and perspective.

The elevated position is reflected in the property's thoughtfully arranged accommodation, which is divided over two levels. At entrance level, the principal living space takes full advantage of the outlook, with the dual-aspect sitting room framing the coastal panorama and opening directly onto a side terrace. This is an appealing spot from which to pause and enjoy the exceptional outlook.

The remainder of this level is laid out with the bedroom accommodation. Of good size, the principal bedroom benefits from an en-suite shower room, with a further guest bedroom and two additional rooms offering considerable flexibility. Bedroom three is currently arranged as an office, while bedroom four is approached through an adjoining room, creating a particularly versatile arrangement. This could lend itself to a child's bedroom with playroom, a private study or hobby room, or perhaps a more self-contained arrangement for an older family member, subject to individual requirements.

These rooms are served by a separate shower room.

Stairs descend to the lower level. The kitchen is a well-fitted and thoughtfully planned space, with a full range of appliances and storage units including a central island unit, extending to a family dining room, providing a practical and sociable setting for everyday life.

The separate dining room opens directly onto the garden and adjoining sheltered terraces, creating an easy connection between the interior and the outside.

A further bathroom/cloakroom completes the accommodation on this level.

A particular advantage is the substantial double garage, accessed directly from the entrance hall and offering the practicality of secure internal access into the house. To the rear, a dedicated workshop provides an excellent space for those with practical interests, hobbies or additional storage requirements.

The gardens are pleasantly arranged around the property, with areas for outdoor seating and relaxation complemented by established planting and a more informal, rockery-style area to the side, reflecting the property's elevated position and the natural contours of the site.

VIEWING BY APPOINTMENT ONLY

LOCATION

Positioned towards the rear of Paignton, the property occupies an elevated position within an established residential neighbourhood, away from the immediate bustle of the town yet well placed for convenient access to the wider area. Its position provides excellent connectivity across Torbay, with the ring road giving straightforward access towards Torquay, Newton Abbot and the wider road network, while Brixham and the southern coastline are also readily accessible. The location offers the convenience of being able to move easily between the three towns, while the elevated setting delivers a remarkable coastal outlook that reaches across virtually the entire sweep of Torbay.

IMPORTANT INFORMATION

Prospective purchasers should be aware that an electrical substation is situated adjacent to the property.

SERVICES

Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. The property has the benefit of 10 Solar photovoltaic panels generating direct current electricity, contributing towards electricity costs.

CURRENT PROPERTY TAX BAND F (Payable 2026/2027 £3548.99)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)















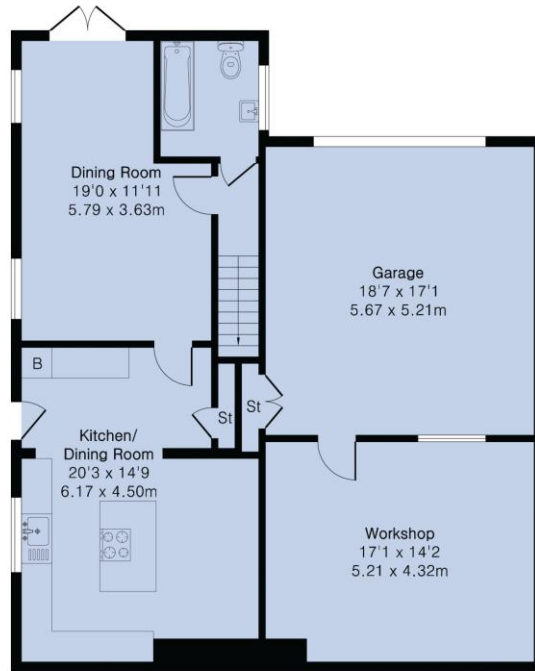
**Approximate Gross Internal Area 2390 sq ft - 222 sq m
(Including Garage)**

Ground Floor Area 1201 sq ft – 112 sq m

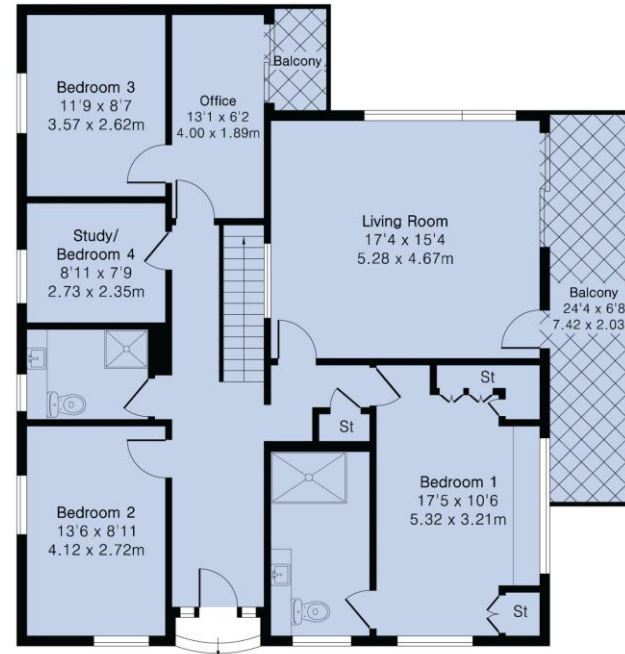
First Floor Area 1189 sq ft – 110 sq m



Energy Efficiency Rating		
	Current	Potential
More energy efficient - lower running costs A B C D E F G		
Not energy efficient - higher running costs G		
England & Wales EU Directive 2002/91/EC www.epc4u.com		



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.