



276 Dartmouth Road



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Paignton, Devon, TQ4 6LH

Totnes 7 miles Dartmouth 5 miles Exeter 28 miles

A four double bedroom home with stunning Sea-Views.

- Detached Coastal Home
- Open Plan Sitting/Dining Room
- Driveway Parking and Large Garage
- Modernized throughout
- Council Tax Band: F
- Four Double Bedrooms (Two En-Suite)
- Landscaped Gardens to Front and Rear
- Wonderful Sea and Coastal Views
- EPC: D
- Private Drainage

Asking Price £825,000

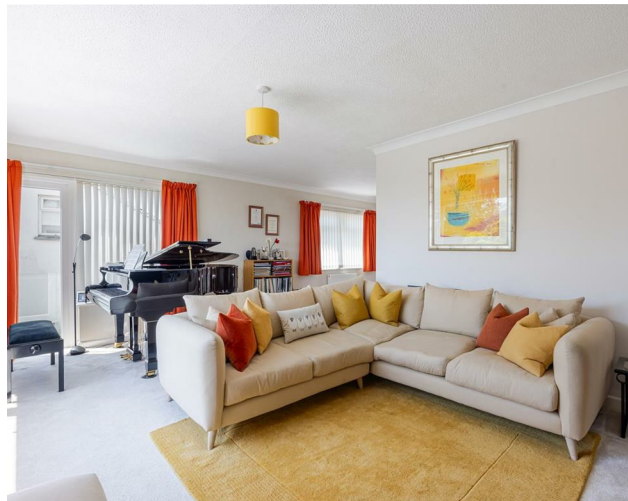
Enjoying breathtaking panoramic views across Torbay, this exceptional detached home occupies an enviable position on the sought-after Dartmouth Road in Churston Ferrers. Beautifully presented throughout, the property offers spacious and versatile accommodation with four double bedrooms, two en-suite shower rooms, generous reception space and landscaped gardens, all within easy reach of Broadsands Beach, the South-West Coast Path, Churston Golf Club and an excellent range of local amenities and highly regarded schools.

The accommodation is arranged over two floors and has been thoughtfully designed to maximise the stunning coastal outlook. A welcoming entrance hall leads to a superb triple-aspect open-plan sitting and dining room, where a large picture window frames the spectacular sea views and doors open onto both the front terrace and rear garden. The well-appointed kitchen is complemented by a useful utility area, while the ground floor also benefits from two double bedrooms, a contemporary family bathroom and separate WC. Upstairs are two impressive dual-aspect principal bedrooms, both enjoying outstanding sea views and each featuring its own en-suite, with the principal suite also offering a generous dressing room.

Outside, the property is approached via a gated driveway providing ample parking for several vehicles, leading to a larger-than-average garage with an outdoor studio/Garden room. The front garden is predominantly laid to lawn and features an elevated terrace, perfectly positioned to take in the uninterrupted coastal panorama. To the rear, the landscaped garden offers a level patio, attractive planting and seating area, creating an ideal space for entertaining or relaxing in complete privacy.

Situated between Torquay and Brixham in the highly desirable village of Churston Ferrers, the property enjoys an outstanding coastal lifestyle with beautiful beaches, scenic coastal walks and excellent leisure facilities all close at hand. Paignton town centre and mainline railway station are within easy reach, while the nearby A380 provides convenient links to Exeter and the M5, making this a superb permanent residence or coastal retreat in one of South Devon's most desirable locations.

Services - Mains water, electricity and gas, private drainage.



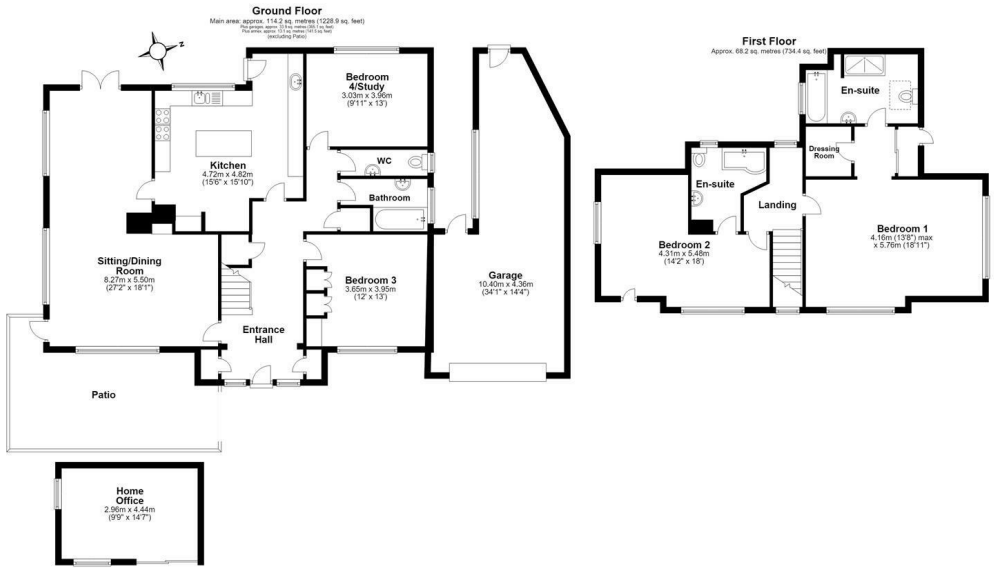


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Main area: Approx. 182.4 sq. metres (1963.3 sq. feet)
Plus garage, approx. 33.9 sq. metres (365.1 sq. feet)
Plus annex, approx. 13.7 sq. metres (147.5 sq. feet)



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