



**STAGS**

Bright Waters

# Bright Waters

9 Waterside Road, Paignton, TQ4 6LJ

Totnes 8 miles Dartmouth 6 miles Exeter 27 miles

- Magnificent Sea Views
- Approx 0.5 Acre Plot
- Solar PV & Battery Storage System
- 3 Bedrooms (1 en suite)
- Potential for 4th Bedroom Subject to PP
- Quiet & Exclusive Cul-De-Sac Location
- Direct Access to Coastal Path to Beaches.
- Chain Free

**Guide price £795,000**

## SITUATION

Waterside Road is one of the most desirable roads in this part of Tor Bay, a quiet cul de sac set above the cliffs affording the properties some of the best sea and coastal views in the area, taking in the whole of the bay from Hopes Nose to Berry Head. Between the property and the coast the Dartmouth steam railway infrequently puffs past with all the nostalgia of a bygone era. Churston golf course is nearby, and, with private access directly from the garden, the National Coastal Path provides access to miles of glorious and breath-taking coastal walks as well as nearby Broadsands Beach.

The surrounding area is well regarded and benefits from an excellent selection of shops and amenities plus a very good range of state and private schools including Torquay and Churston Grammar Schools. Road links are good with Exeter and the M5 only 30 minutes away thanks to the new South Devon Link Road. Paignton Station provides rail links to Paddington via Newton Abbot.

## DESCRIPTION

Situated just above Crystal Cove with magnificent uninterrupted sea views over the entirety of the Tor Bay coastline, and on the market for the first time since construction approximately 38 years ago, this is a rare opportunity to acquire approximately 0.5 of an acre of prime waterside property. The house, designed by Eddie Narracott is traditionally constructed over two levels with accommodation briefly consisting of 3 bedrooms (master en suite), family bathroom, sitting room, dining room, conservatory, kitchen/breakfast room and utility. The property would benefit from some degree of modernising, and there is potential to create further bedroom and bathroom accommodation if required in the storage areas below the house, subject to planning regulations.



A unique home in a quiet location with magnificent uninterrupted sea views over Tor Bay





## ACCOMMODATION

Wide shallow steps rise from the parking area to the solid wood front door leading to the reception hall, which in turn accesses the principal reception rooms, steps descend to the lower ground floor. On entering the sitting room with an attractive semi vaulted ceiling you are immediately drawn to the floor to ceiling windows with sliding patio door to admire the stunning views from here and the terrace beyond. There is a coal effect gas fire with marble surround and wooden mantle. A glass door leads to the conservatory with ornate tiled floor and raised beds planted with a multitude of flowers and shrubs. Pocket sliding doors allow the sitting room to be opened to the dining room with a corner window making the most of the coastal views. The kitchen/breakfast room has a range of wood fronted units over and under the tiled work surfaces with inset sink and 4 ring gas hob below an extractor. There is an eyelevel oven and grill, and space for a dishwasher, freestanding fridge and breakfast table. Again the sea views from the dual aspect windows are stunning. The utility room has further storage, wash basin and space for washing and drying machines, a door leads to a small courtyard and two external store rooms.

The lower ground floor is home to the 3 double bedrooms, all with built in storage. The master bedroom benefits from a generous en suite bathroom, and a bay window overlooking the gardens and sea views beyond. The other bedrooms also benefit from the views. The family bathroom is also on this level. There is potential to create a 4th en suite bedroom where there are currently storage areas in the remaining space below the ground floor, subject to planning regulations.

## GARDEN & GROUNDS

The entire plot extends to approximately 0.5 of an acre. To the front a shared drive leads from Waterside Road to the parking and turning area, there is a detached single garage and a covered car port. To the sides of the drive are flower beds, shrubs and trees. The rear alpine garden is mostly laid to lawn with areas of rockery, all benefiting from the wonderful views; a gate leads the South West coast path. Accessed from the garden and sitting room is a large terrace with rollaway awning, ideal for alfresco dining and entertaining.

## SERVICES

Mains water, gas and electricity, private drainage. Gas Central Heating. 3.9kW Solar PV system with a 2kW battery storage system.

## LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus,  
Torquay, Devon, TQ1 3DR.  
Tel: 01803 201 201. E-mail: [fss@torbay.gov.uk](mailto:fss@torbay.gov.uk).

## VIEWING ARRANGEMENT

Strictly by prior appointment with Stags on 01803 200160.

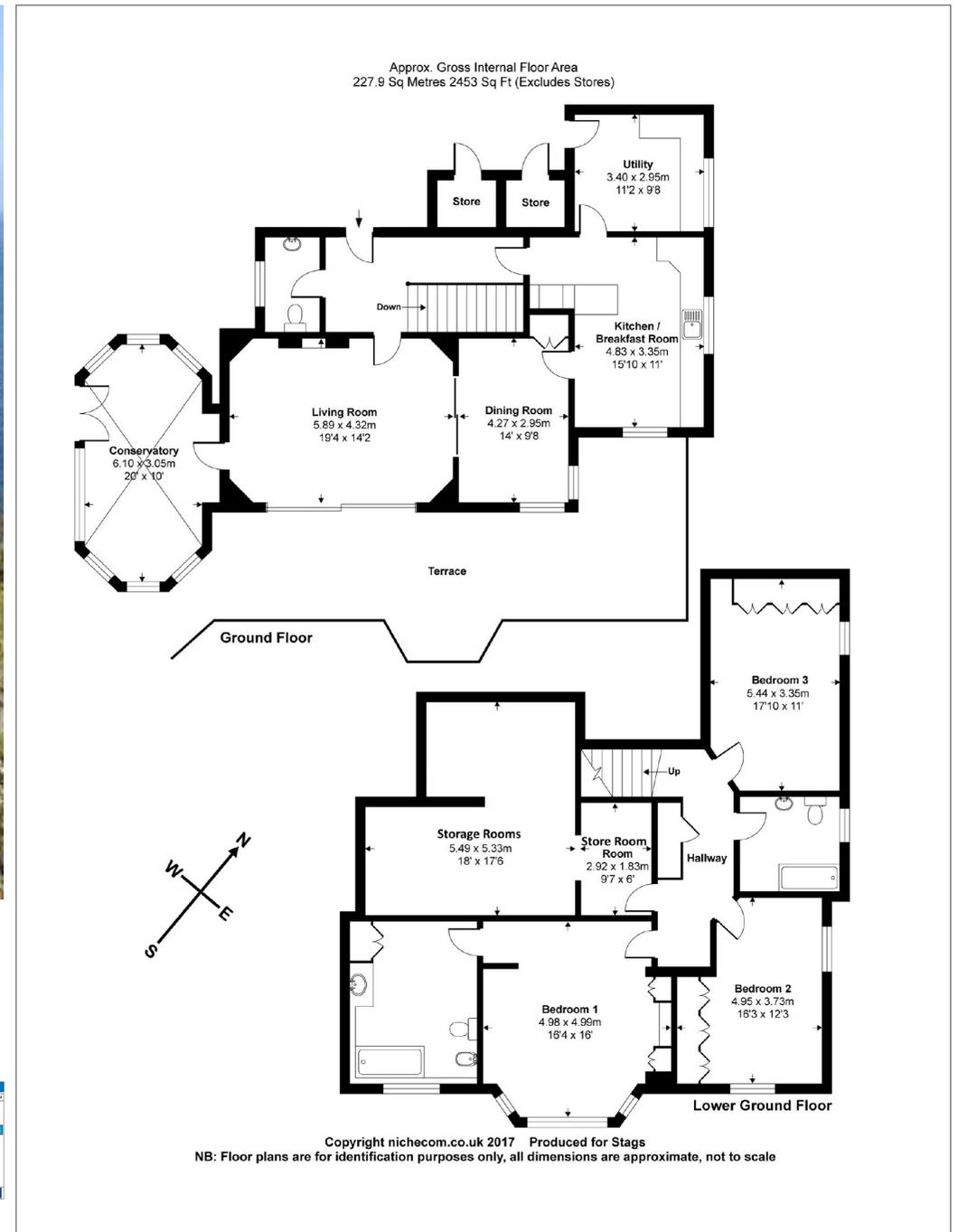
## DIRECTIONS

From Stags Torquay take the A379 road towards Paignton. At Preston traffic lights turn left onto Seaway Road. Turn right onto Marine Drive B3201, at the roundabout take the second exit onto Sands Road. At the next roundabout take the first exit onto Whitstone Road. At the next roundabout take the first exit onto Dartmouth Road A379. Turn left onto Broadsands Park Road and then turn left onto Waterside Road. Take your first right to stay on Waterside Road where you will find the property at the end of the cul-de-sac.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 63 (Current), 85 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: 78 (Current), 41 (Potential)