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markings

SUMMARY

Bay-Fronted 4-Bed Semi-Detached | High-Spec Refurbished Finish | Open-Plan Kitchen/Diner with Island | Bi-Folds Opening to Garden | Versatile Rear Studio/Home Office | En-Suite to Principal Bedroom | Low-Maintenance Garden with Terrace & Lawn | Private Driveway Off-Road Parking

Visit our website for the current price:
www.danielhobbin.uk/P-RS0845/

Address:	Higher Polsham Road, Paignton, TQ3 2SY
Property type:	Semi-Detached House
Tenure:	Freehold
Council tax band:	D
EPC:	C
Bedrooms:	4
Bathrooms:	2
Receptions:	2
Parking:	✔
Garden:	✔













DANIEL HOBBIN
Estate Agents

Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.

After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.

Open your camera & scan

DESCRIPTION

This substantial bay-fronted four-bedroom semi-detached family home is immaculately presented and offers generous, well-planned accommodation across both floors. Having been comprehensively refurbished by the current owners, the property has been finished to a notably high standard, combining contemporary styling with practical family living. The result is a beautifully finished family property offering generous proportions complemented by driveway parking and a smart, low-maintenance rear garden.

The showpiece of the home is the outstanding open-plan kitchen and dining room - a truly impressive, sociable space designed for everyday family life and entertaining alike. A wide expanse of bespoke-style cabinetry and contemporary work surfaces is centred around a large island/breakfast bar with seating, ideal for informal dining and hosting. Bi-fold sliding doors open directly onto the rear garden, creating an effortless indoor/outdoor flow and filling the space with natural light. From here, the layout connects neatly to the front sitting room, maintaining an open feel while still offering defined living zones. To the rear, a separate studio currently arranged as a hair and beauty salon provides excellent versatility for home-working or a range of other uses, with its own access to the garden.

The contemporary finish continues upstairs, where there are four well-proportioned bedrooms, including one with a modern en-suite, alongside a stylish four-piece family bathroom suite.

Ideally positioned within a short walk of the town centre, rail and bus stations, the seafront and beaches, the property is also conveniently located for Oldway Primary School. Early viewing is strongly recommended to fully appreciate the space, quality and lifestyle on offer.

Council Tax Band: D (Torbay Council)
Tenure: Freehold
Parking options: Driveway
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, Cable, FTTC, FTTP
Broadband options available at the property include:
* Standard broadband (18Mbps download, 1Mbps upload).
* Superfast broadband (80Mbps download, 20Mbps upload).
* Ultrafast broadband (1800Mbps download, 220Mbps upload).
- Networks in area - Openreach, Virgin Media

The Approach: From the road, the home offers a traditional bay-fronted appearance with a tidy, well-kept exterior that hints at the impressive interior beyond. To the front, a private driveway delivers valuable off-road parking, with steps rising to the main entrance. A raised area of the front garden is laid mainly to lawn, and a gated side pathway provides practical access to the rear. Upon entry, a welcoming porch provides useful space for coats, footwear and everyday storage, before an internal door opens into the main reception hall. The hall creates an immediate sense of quality with its crisp décor and attractive herringbone flooring, which continues throughout the ground floor. The staircase rises to the first floor with the added benefit of under-stair storage, while a traditional-style column radiator and additional built-in cupboards further enhance the sense of practicality and space.

Sitting room: The sitting room continues the home's immaculate presentation, offering a warm and inviting space with an abundance of natural light drawn through the walk-in, double-glazed bay window. A central chimney breast provides a striking focal point, incorporating a decorative log burner. This is combined with bespoke fitted cupboards and shelving neatly arranged to either side for both display and storage. The herringbone flooring flows seamlessly into this room, complemented by a traditional-style column radiator, creating a refined yet comfortable setting for everyday living.

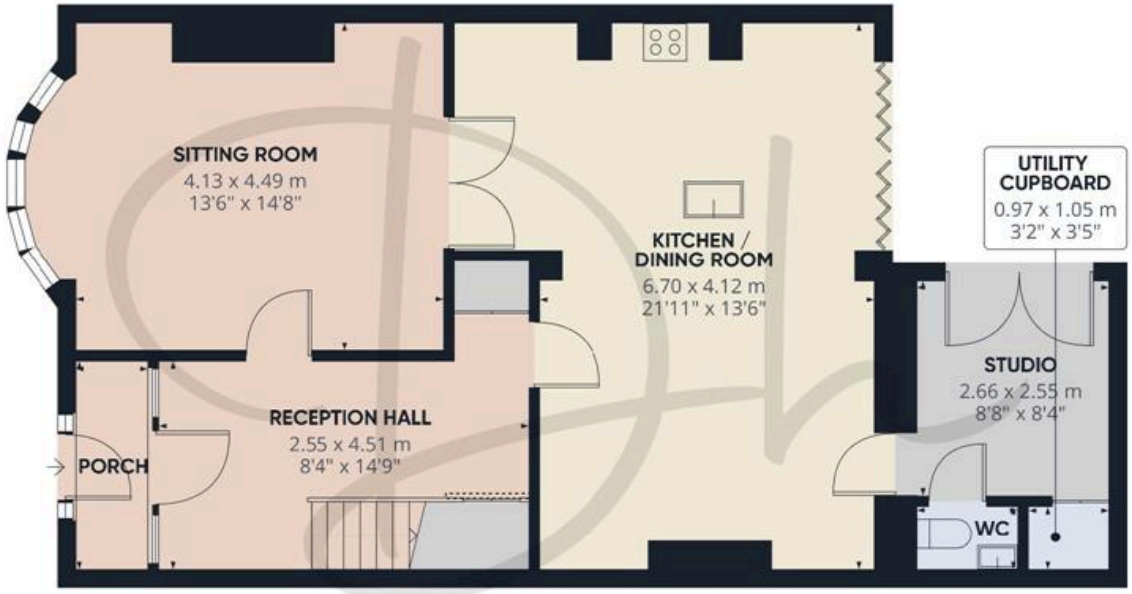
A Social Hub for Family Living: Forming an impressive hub of the home, this beautifully arranged open-plan space is perfectly suited to both everyday living and entertaining. The kitchen is fitted with soft light-grey wall and base cabinetry, complemented by solid quartz work surfaces and a coordinating central island. Extending to create a practical breakfast bar, the island also incorporates a deep Belfast-style sink, integrated dishwasher, and stylish pendant lighting overhead. The kitchen features an integrated fridge/freezer, while a range cooker takes centre stage within a striking chimney-breast recess, complete with a concealed extractor housed within the canopy. Double-glazed bi-fold doors provide a seamless connection to the rear garden, enhancing light and flow throughout the room. The dining area offers generous space for a family-sized table and is further enhanced by bespoke built-in storage, with low-level cupboards thoughtfully positioned within recessed alcoves either side of the media wall.

Rear Studio, Utility & Cloakroom: Tucked away to the rear of the home and accessed directly from the kitchen, this light-filled and exceptionally versatile studio offers an ideal additional reception space. Two Velux roof lights and double-glazed bi-fold doors invite an abundance of natural light and create a seamless connection to the rear terrace and garden, perfect for relaxing or entertaining with the outdoors as an extension of the living space. Currently configured as a practical studio, the room lends itself equally well as a home office, snug, playroom, hobby area or teenage retreat, providing excellent flexibility to suit a range of lifestyles. A discreet utility cupboard is also incorporated, with space and plumbing for a stacked washing machine and tumble dryer. Completing the arrangement is a stylish ground floor cloakroom, featuring a low-level WC and a vanity unit with integrated ceramic basin and useful storage below.

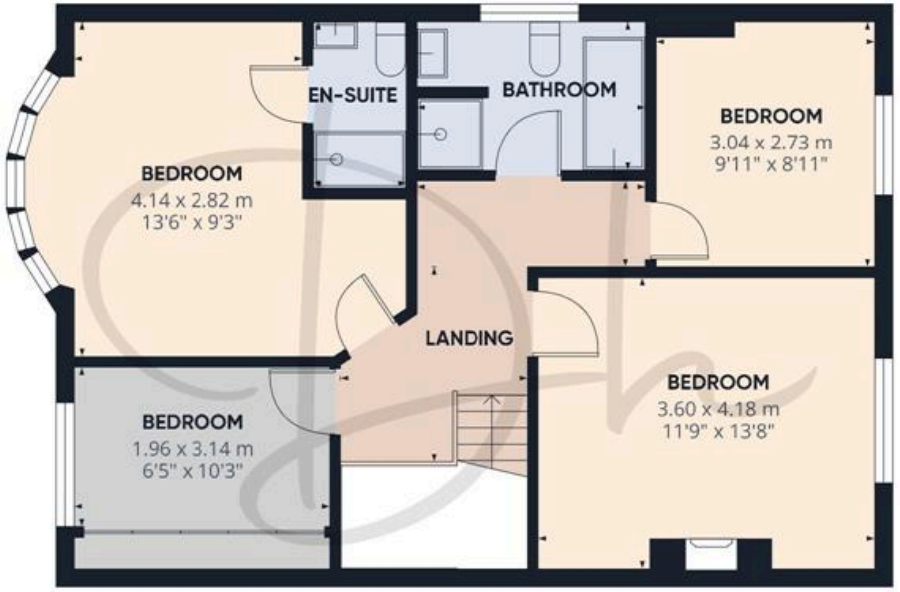
Bedrooms: The principal bedroom is positioned to the front and enjoys a charming walk-in bay window with double glazing. This is a well-proportioned double room, complemented by a traditional column radiator and the added benefit of a private en-suite. The en-suite is fitted with a concealed-cistern WC and a vanity unit incorporating a wash basin with storage beneath. It also has a modern shower enclosure finished with tiled surrounds and a mains-fed shower. Bedroom two is a further spacious double, overlooking the rear via a double-glazed window, with a slim-line column radiator below. Bedroom three also offers double-bedroom accommodation, again enjoying a rear-facing double-glazed window and matching radiator. The fourth bedroom is currently arranged as a dressing room, featuring built-in wardrobes along one wall, and would equally suit use as a smaller double bedroom or home office; it benefits from a front-facing double-glazed window and a slimline column radiator.

Elegant Bathroom with Premium Finishes: Serving this floor is a beautifully presented bathroom designed with a crisp, contemporary feel and a subtle spa-inspired finish. A striking freestanding oval bath forms the centrepiece, set against a standout herringbone-tiled feature wall with contrasting grout and complemented by sleek, wall-mounted black fittings. Practical recessed niches provide stylish storage for toiletries and décor, continuing through to the separate shower enclosure which echoes the same refined tiling. A modern vanity unit with twin cupboards offers excellent day-to-day storage and is topped with a contemporary countertop basin, enhanced by a geometric tiled splashback. A low-level WC sits neatly beneath an obscured double-glazed window, allowing natural light while maintaining privacy. Patterned floor tiling and a coordinating ladder-style heated towel rail complete the space, creating a polished, modern bathroom with a high-end feel.

A Garden to Enjoy: Designed with easy outdoor living in mind, the rear garden offers a fantastic blend of entertaining space and family-friendly versatility. Immediately outside the property, a generous paved terrace provides an ideal spot for al fresco dining, perfectly positioned to be enjoyed as an extension of the home. Contemporary horizontal timber fencing creates a smart, private backdrop, while integrated lighting and raised, built-in seating add style and practicality to relaxed gatherings. Steps lead up to an additional level where a lawned area offers space for children to play, or further landscaping potential. With a useful garden store/shed and established greenery providing a pleasant outlook, this is a thoughtfully arranged outside space that's ready to enjoy from day one.



Ground floor



Floor 1



Approximate total area(1)

137 m²

1475 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

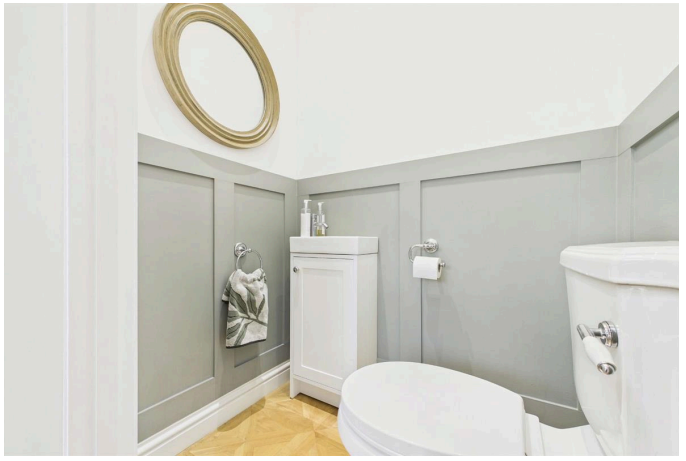
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Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

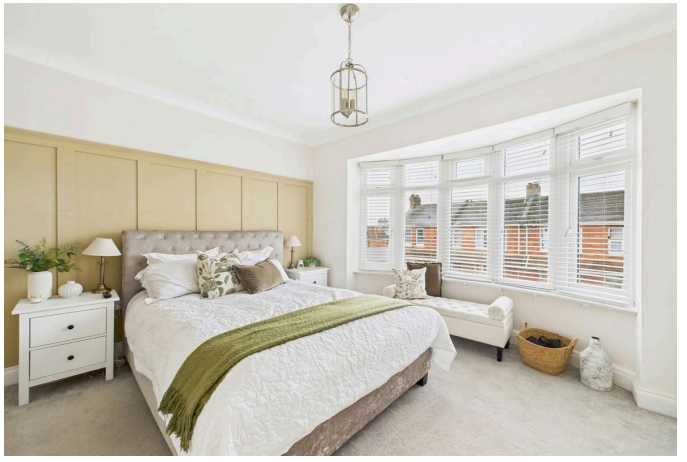
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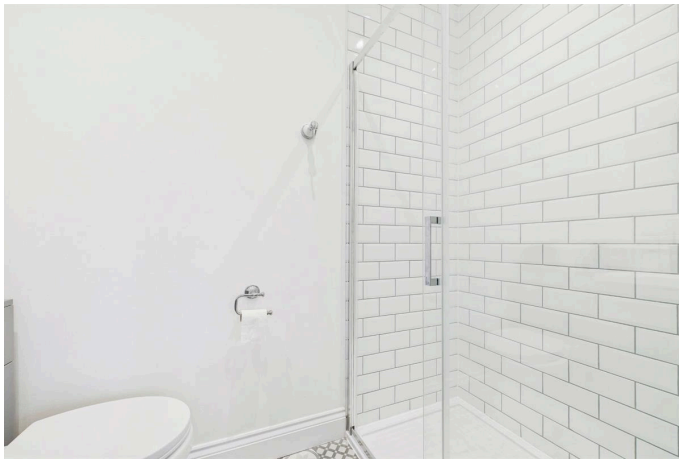
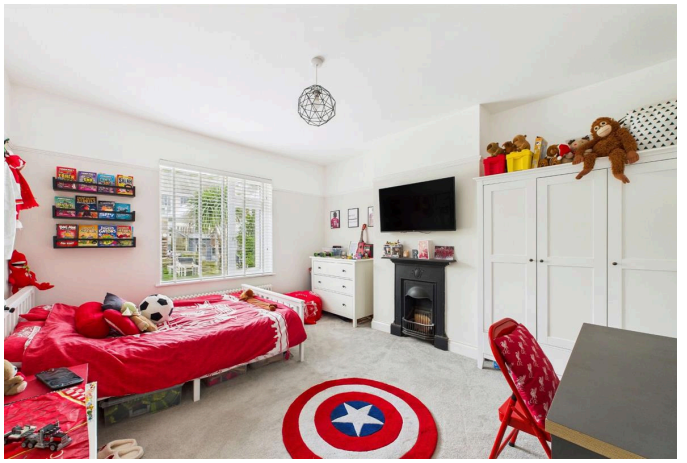


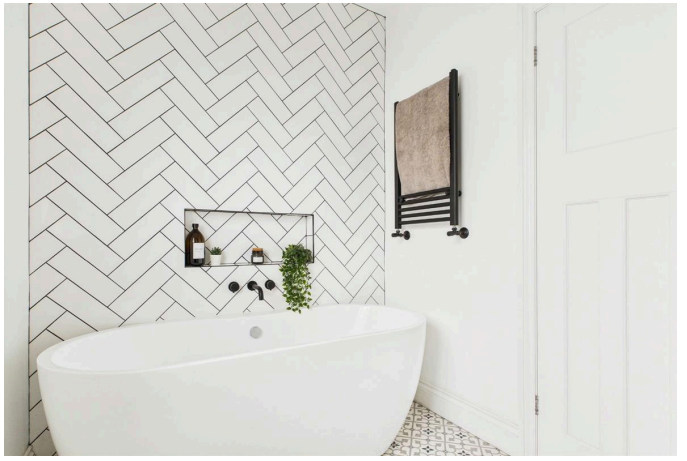
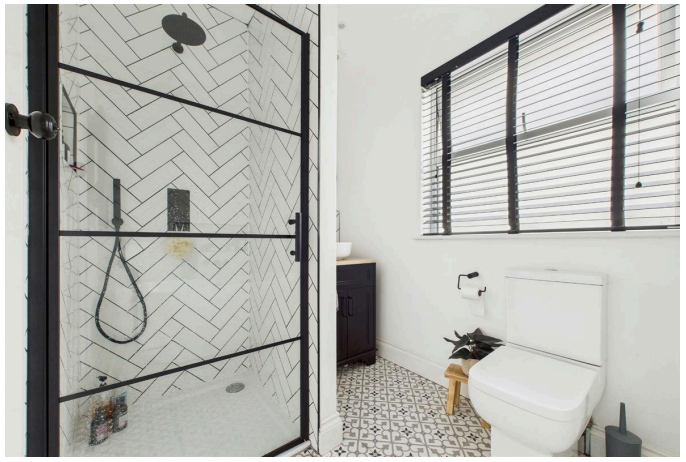
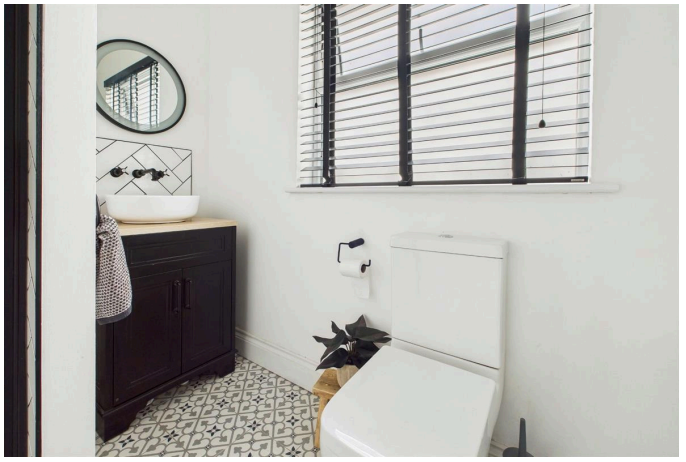
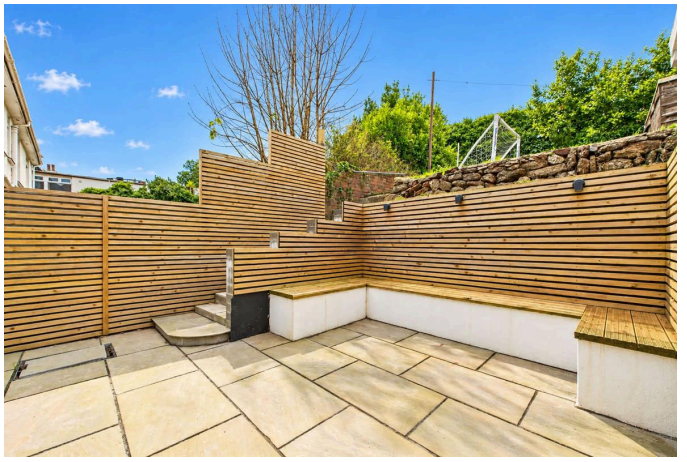


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