



## Great Headland Crescent | Paignton | TQ3 2DX

A spacious period property with extensive accommodation over two floors, off-road parking, and a garage. With stunning views over the bay and proximity to Torquay, Paignton, and the beach just a 10-minute walk away, this property offers great potential. Whether you're looking for a large family home, accommodation for two families, or a home with an income.

Offers Over £280,000

- SPACIOUS PERIOD PROPERTY
- SEA VIEWS
- FOUR BEDROOMS
- GARAGE AND GARDENS
- EXTENSIVE ACCOMMODATION

**ENTRANCE HALL** Upon entering, you will find an entrance vestibule leading into a large hallway with a staircase to the first floor. From here, you have access to the living room, dining room, and a second reception room.

**LIVING ROOM** - 4.32m (14'2") x 4.26m (14') Features a gas living flame fire with a wooden mantle, a central heating radiator, and a bay window with double-glazed windows overlooking the front gardens.

**DINING ROOM** - 4.25m (13'11") x 3.7m (12'2") Offers a double-glazed window overlooking the rear aspect and a radiator.

**RECEPTION ROOM / BREAKFAST ROOM** - 3.83m (12'7") x 3.70m (12'2") Features a fitted gas fire, radiator, window, and fitted wall lights, and is open to the kitchen.

**KITCHEN** - 3.70m (12'2") x 2.42m (7'11") Fitted with a comprehensive range of matching base and wall units with limited work surfaces, tile splashback surrounds, a six-ring gas hob, electric double oven, and a sink with drainer. It also has two windows to the side and opens into the utility room.

**UTILITY ROOM** - 4.10m (13'5") x 2.26m (7'5") A range of base and wall units with work surfaces, as well as windows overlooking the rear aspect. There is a door to the WC and another door leading to the rear garden and garage.

Address 'Great Headland Crescent,  
Paignton, TQ3 2DX'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '60 | D'

### Contact Details

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**FIRST FLOOR LANDING** The first-floor landing has ample space to accommodate a staircase leading to the attic, should one wish to convert it into additional living space, subject to the necessary planning consents.

**BEDROOM ONE** - 4.26m x 3.70m (14' x 12'2") This room offers views over the front gardens and beyond.

**BEDROOM TWO** - The views from this room extend to Torquay Marina. It also features a fitted vanity unit with an inset wash hand basin.

**BEDROOM THREE** - 3.34m x 3.70m (10'11" x 12'2") This double-aspect room overlooks the rear aspect, extending to Torquay Marina.

**BEDROOM FOUR** - 3.16m x 1.96m (10'4" x 6'5") This room overlooks the front aspect and gardens.

**OUTSIDE** A mature garden with a variety of evergreens, bushes, and patio areas, with the sea as a backdrop. Subject to consents, some have converted this area into additional parking. To the rear, there is a courtyard garden with access to the property and an attached garage, currently used as a store room. This part of the property, subject to consent, could provide a separate annex or flat. There is also a small drive providing off-road parking.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.