



**On the instructions of the Executors**

**A 3 bedroom detached bungalow residence standing on a very large plot requiring complete modernisation and repair. Potential development opportunity subject to planning approval.**

**36 Great Headland Crescent, Paignton, Devon, TQ3 2DX**

**Guide £300,000 - £350,000 F/H**

**WAYCOTT'S**   
Property Professionals Since 1878

# 36 Great Headland Crescent, Paignton, Devon, TQ3 2DX

## Guide Price £300,000 - £350,000 Freehold

### Description

It is rare these days to find such an opportunity which due to circumstance has not benefited from much investment or improvement over recent years.

It is now available for buyers to either create a wonderful new home or undertake a development subject first to obtaining any necessary planning consent.

The property offers a deceptively spacious detached home accessed from the front entranceway with two additional store/workshop/office rooms at the rear garden level.

There is a rear vehicle access off Hollacombe lane.

Please note that those viewing the property must take care especially in the garden which although has been extensively cleared is still difficult underfoot in places and wellies or other stout footwear are recommended.

Great Headland Crescent is located within the sought after Preston area of Torbay between and with easy access to the towns of Torquay and Paignton.

Preston provides good access to local shopping facilities, Hollicombe Beach and Preston seafront.

Great Headland Crescent is served well by public transport with easy access to both Torquay and Paignton as well as to places further afield given its excellent location.

Mainline Rail links are available at nearby Torquay station as well as Paignton.

### Accommodation

Please see attached floorplan for layout and room sizes.

### Council Tax Band - D

### EPC - D

### Legal Costs

Each party to be responsible for their own legal costs incurred.

### VAT

All prices quoted are exclusive of VAT where chargeable.

### Price

Offers are sought with a guide of £300,000 - £350,000 for this rare opportunity.

Our clients are preferring to receive offers on an unconditional basis and must prove ability to proceed.

However, if a prospective purchaser wishes to submit a conditional offer then we would of course submit such to the Executors and Beneficiaries for instructions.

### Viewing

Strictly by prior appointment contact :-

Nick Wheeldon MRICS or

Clare Powlesland BA Hons.

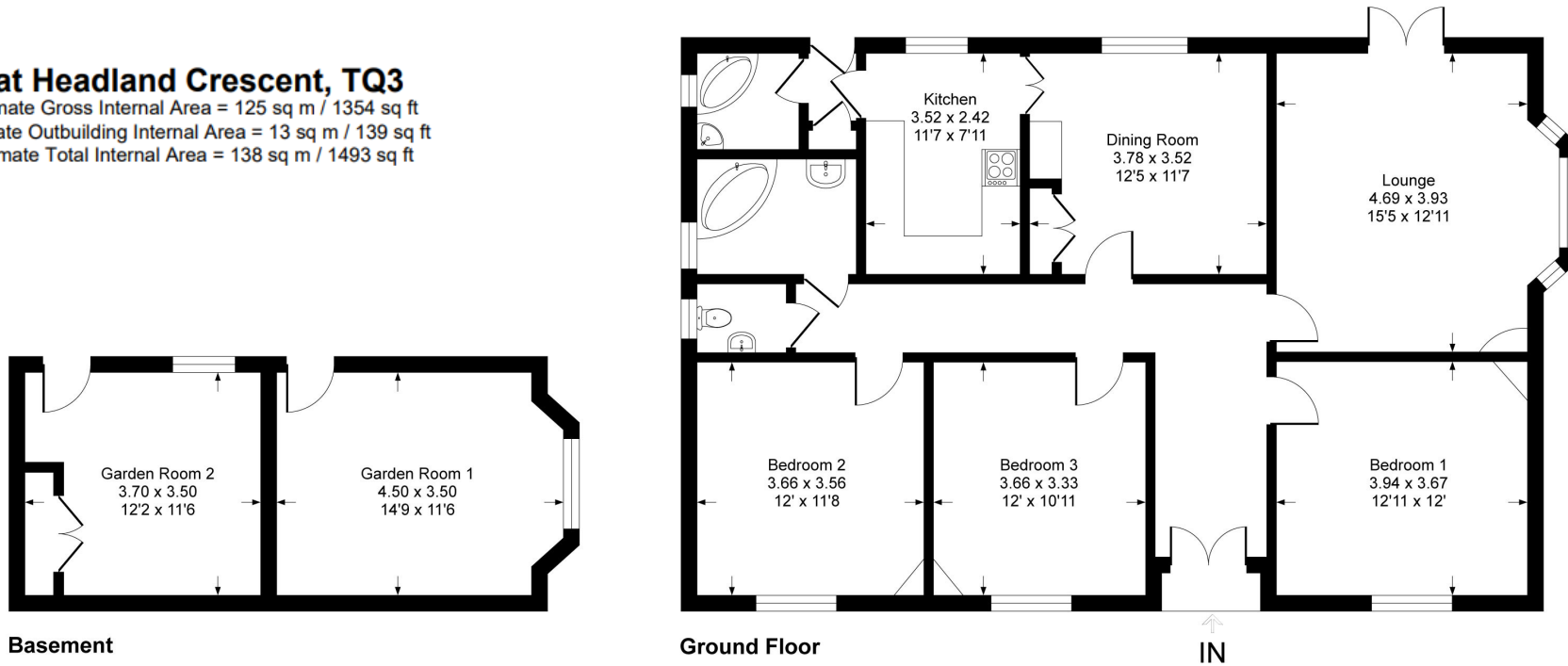
01803 403060 or [property@waycotts.co.uk](mailto:property@waycotts.co.uk)

[what3words.com](http://what3words.com) location:  
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## Great Headland Crescent, TQ3

Approximate Gross Internal Area = 125 sq m / 1354 sq ft  
 Approximate Outbuilding Internal Area = 13 sq m / 139 sq ft  
 Approximate Total Internal Area = 138 sq m / 1493 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced by Devon Property Photography for Waycotts

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    | 76 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.