



6 Great Headland Crescent

Paignton TQ3 2DX

RENDELLS

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Guide Price of £340,000

- Spacious period residence located within a ten minute walk to shops, bus route and bus with SEA VIEWS
- Extensive accommodation which could provide large family home or converted into multiple flats, subject to the relevant consents
- Four bedrooms and three reception rooms
- Kitchen breakfast room, separate utility room and WC TO GROUND FLOOR.
- Garage could be converted into further into flat/garage subject to relevant consents. Drive for parking
- Front gardens
- Excellent potential, requires updating throughout
- Large attic which could be converted into living accommodation subject to the relevant consents
- No onward chain

Situation

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.

Accommodation

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. 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.

The living room 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 Offers a double-glazed window overlooking the rear aspect and a radiator. Reception room / breakfast Features a fitted gas fire, radiator, window, and fitted wall lights, and is open to the kitchen.

Kitchen 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 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. 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 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 This double-aspect room overlooks the rear aspect, extending to Torquay Marina. Bedroom four This room overlooks the front aspect and gardens.



Gardens and 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.

Services

Mains Electricity

Mains gas

Water

Local and Planning Authority:

Torbay Town Hall, Castle Circus, Torquay TQ1 3DR

Council Tax:

Council Tax band: D

Energy Performance Certificate:

EPC rating: D

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

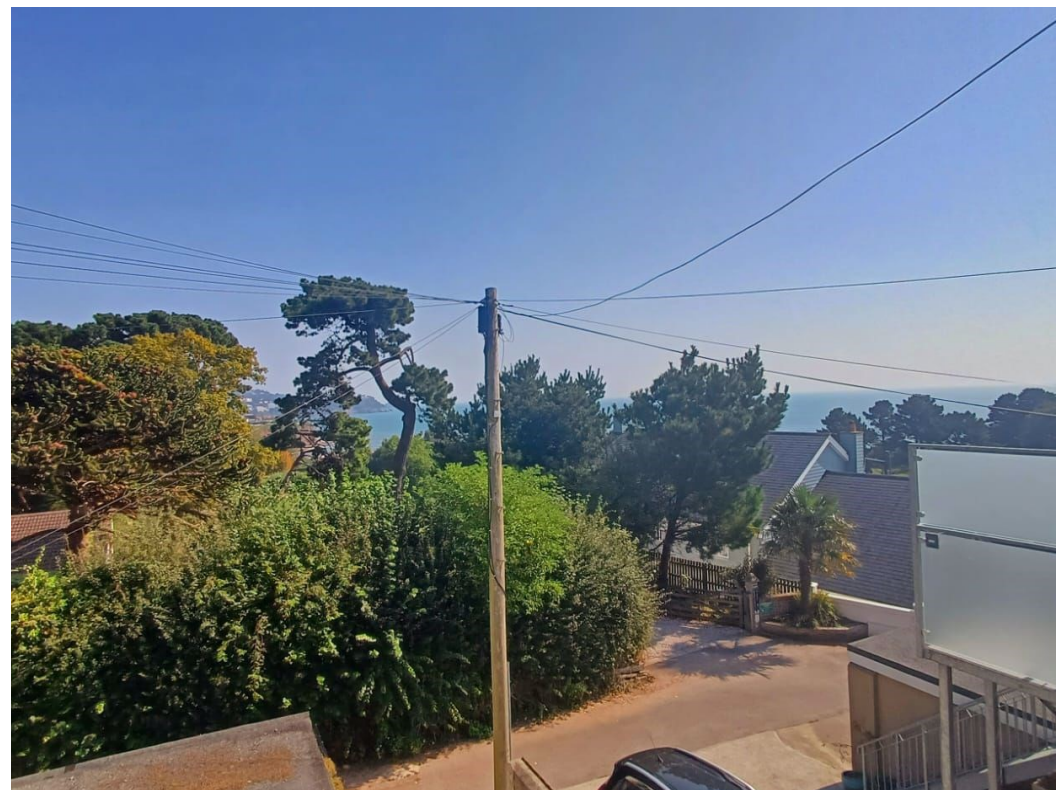
Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

What3words :

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





All measurements are approximate
Plan produced using PlanUp.

6 Great Headland, Crescent, Paignton



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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