



23 Windmill Gardens



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Paignton, Devon, TQ3 1BL

Torquay Marina 3 miles Newton Abbot 8 miles Exeter 23 miles Totnes 6 miles

Coastal home arranged over three floors, offering flexible living/annex, multiple en-suite bedrooms, garage parking and stunning sea views.

- Elevated position with sea views
- Multiple en-suite bathrooms
- Integral garage with additional parking
- Large floor area with excellent natural light
- Council Tax Band: E
- 5/6 generously sized bedrooms
- Flexible for family or multi-generational living
- Modernised throughout
- Freehold
- EPC Band: C

Guide Price £700,000

This impressive coastal residence is arranged across three thoughtfully designed floors, offering spacious and flexible accommodation ideally suited to family living or multi generational use. Designed to make the most of its elevated coastal position, the home pairs generous proportions with a practical layout to create a comfortable balance of space, privacy and everyday functionality.

The ground floor is largely dedicated to bedroom accommodation, providing excellent separation from the main living areas above. This level comprises three well proportioned bedrooms, each enjoying beautiful sea views and served by en suite facilities with underfloor heating. A dedicated study offers an ideal space for home working or quiet retreat. A central hallway links the rooms and is enhanced by useful storage options, making this floor both practical and well suited to family life or visiting guests.

On the first floor, there are two further bedrooms, both benefiting from sea views, en-suite bathrooms with underfloor heating and walk-in wardrobes. This level also offers an attractive annexe-style arrangement, accessible either internally from the main house or via a separate external entrance. The annexe itself comprises a kitchen with built-in oven and hob, a spacious sitting/bedroom area, and an en-suite shower room with underfloor heating. This flexible layout is ideal for independent living, extended family members, guest accommodation or additional rental income.

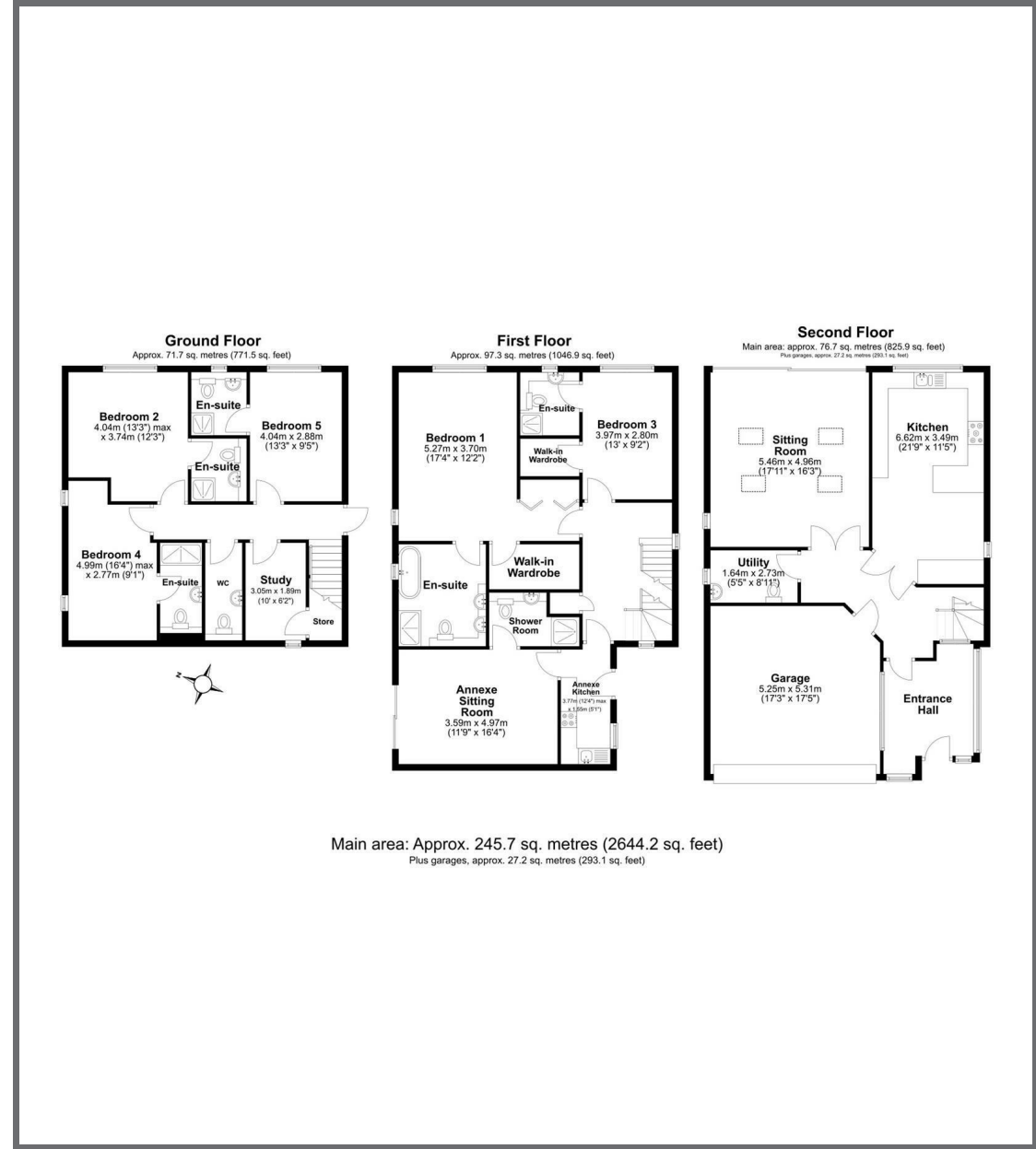
The top floor forms the heart of the home, with the main sitting room and kitchen positioned to take full advantage of the stunning coastal outlook. These light filled spaces open onto a generous balcony overlooking the sea, creating an excellent setting for both entertaining and everyday living. Engineered oak flooring runs through the entrance hall and living room, adding warmth, style and continuity to the principal living areas. A utility room, entrance hall and integral garage complete the accommodation.

Externally, the garden provides a private and inviting space for outdoor enjoyment and is further enhanced by the addition of a hot tub perfect for relaxing while enjoying the coastal environment. Altogether, this substantial property offers generous living space, versatility and a superb seaside setting, making it an exceptional coastal home.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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