



Oke Tor Close, Paignton

RENDELLS

3 Oke Tor Close

Paignton, TQ3 1TP

An individual and highly versatile home arranged over split levels, combining generous living accommodation with a self-contained annexe, established gardens and far-reaching views towards the sea and woodland. The property also benefits from a detached garage, carport, private parking, generous terraces and a separate outbuilding currently used as an office and entertaining space. The adaptable layout lends itself particularly well to multi-generational living, guest accommodation or those seeking additional independent space, with excellent scope to arrange the accommodation according to individual requirements.

- Impressive split-level detached home
- Far-reaching sea and woodland views
- Flexible accommodation with potential for self-contained annexe living
- Additional bedroom, kitchen and shower room within the annexe
- Generous living and dining accommodation
- Landscaped split-level gardens and sun terraces
- Detached garage, carport and private driveway
- Separate office / entertaining outbuilding
- Excellent multi-generational or guest accommodation potential

Guide Price of £525,000

The Situation

Paignton is a seaside town on the coast of Torbay. Together with Torquay and Brixham it forms the borough of Torbay. The Torbay area is a holiday destination known as the English Riviera. Paignton has origins as a Celtic settlement and was first mentioned in 1086. It grew as a small fishing village, and a new harbour was built in 1847. A railway line was opened to passengers in 1859 creating links to Torquay and London. Paignton is around 25 miles northeast of Plymouth and 20 miles south of Exeter. There are nearby beaches and one of the UK's biggest Zoos, Paignton Zoo, UK's largest outdoor waterpark and steam railway. The stunning Southwest Coast Path stretches for miles in both directions so walkers can enjoy the wonderful scenery and breath-taking views all the way to Brixham and Torquay. The unique and charming market town of Totnes is only 7 miles away which sits above the River Dart in the heart of the South Hams. It has a twice weekly market and full of small independent shops, it is well known for ethical products, wholefoods and fair-trade goods. It is the second oldest borough in England, with an ancient Guildhall and Church, a Norman Castle and its North and East Gates. There is a well-regarded Community College and a mainline railway station and Dartmoor, the South Hams and many of its fine beaches are within easy reach.





The Accommodation

Entrance & Reception Hall

The property is approached via a glazed entrance door opening into the entrance area and central hallway, with access to the principal rooms, useful built-in storage and stairs descending to the lower level.

Cloakroom

WC and wash hand basin with fitted storage.

Kitchen

A well-equipped kitchen with a range of fitted floor and wall-mounted cabinetry, work surfaces and integrated appliances. A rear-facing window enjoys an attractive outlook across the garden towards the woodland.

Dining Room

A well-proportioned dining room with rear-facing outlook and access to the loft space.

Living Room

A particularly appealing dual-aspect reception room enjoying views towards the garden, woodland and surrounding landscape. There is possibility to reinstate a wood-burning stove into the space.

The Lower Floor Accommodation

Bedrooms

The lower level provides three bedrooms, including a principal bedroom with French doors opening onto a private sun terrace. With two other bedrooms located on this floor.

Family Bathroom

A generous four-piece bathroom comprising bath, walk-in shower, vanity wash hand basin and WC. There is also a separate Shower room located on this floor.

Utility Room

A useful utility space with fitted storage, laundry facilities and additional appliance space. A glazed door provides direct access to the rear garden.

The Annexe

A significant feature of the property is the additional annexe accommodation, offering a good degree of independence and considerable flexibility for extended family, guests or other uses, subject to any necessary consents. Further versatile space currently arranged as a gym, with potential for use as a home office, hobbies room or ancillary accommodation.





The Gym/Additional Space

Further versatile space currently arranged as a gym, with potential for use as a home office, hobbies room or ancillary accommodation.

The Gardens & Grounds

The property is surrounded by well-maintained, split-level gardens with terraces, lawns and established planting. A generous rear decked terrace provides an excellent space for outdoor dining and entertaining, with far-reaching views towards the sea and surrounding woodland. Steps lead through the landscaped gardens to further areas of lawn and planting, while a timber summer house is currently arranged as an office and hobbies room.

To the front, a private driveway leads to the detached garage and adjoining carport, with useful storage beneath. Pathways run to both sides of the property, providing access around to the rear gardens.

Council Tax

Band E.

Energy Performance Certificate

Energy rating C.

Services

Mains electricity, mains water and drainage. Mains gas.

Tenure

Freehold.

Local Authority

Torbay Borough Council Town Hall, Castle Circus, Torquay TQ1 3DR.

Viewings

By telephone appointment through Rendells Totnes Estate Agents.

Mileages Approximately

Torquay 3.9 miles, Brixham 7.4 miles, Totnes 5.8 miles, Newton Abbot 7.3 miles, Exeter 23.9 miles, Plymouth 29.6 miles. London Paddington via Totnes Train Station approx. 2.45 hours).

Directions

From the Mercure Paignton Hotel on the seafront, head west along Beach Road before turning right onto Garfield Road. Turn left onto the B3201 and continue through to Manor Road, following the road uphill onto Upper Manor Road. Continue onto Southfield Avenue, then turn right onto Shorton Road. Turn left onto Windmill Road, followed by a right onto Longmead Road and then right onto Green Park Road. Continue straight onto Oketor Close, where No. 3 can be found on the right-hand side.





Oke Tor Close, Paignton, Devon, TQ3

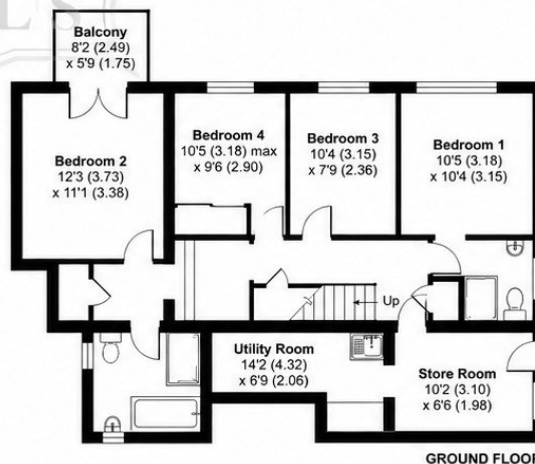
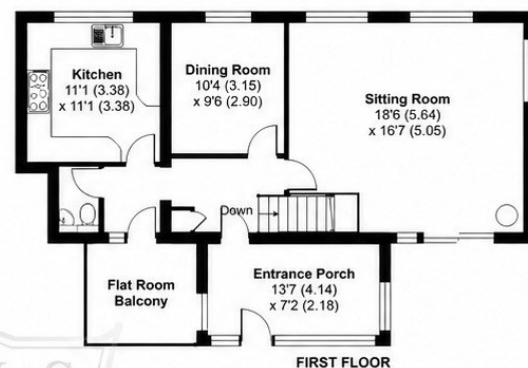
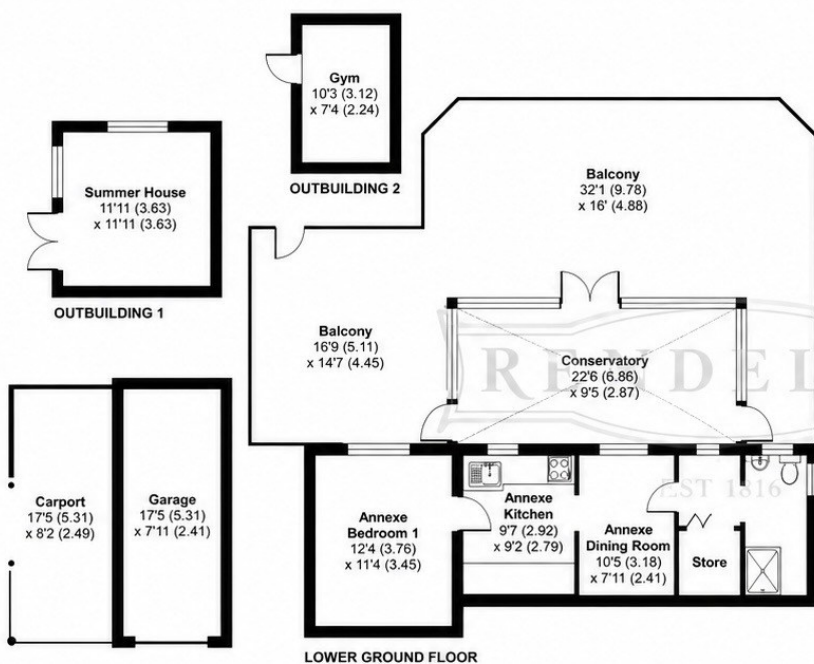
Approximate Area = 2367 sq ft / 219.9 sq m (Includes Annexe And Excludes Carport)

Garage = 140 sq ft / 13 sq m

Outbuildings = 220 sq ft / 20.4 sq m

Total = 2727 sq ft / 253.3 sq m

For identification only - Not to scale



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.
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- 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.

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

57 Fore Street, Totnes, Devon TQ9 5NL

Tel: 01803 863888

Email: totnes@rendells.co.uk



www.rendells.co.uk

