

3 Oke Tor Close, Paignton

Guide Price £500,000

RENDELLS

3 Oke Tor Close

Paignton

- Impressive Detached Home
- Flexible Accomm w/ Potential For Self-Contained Annexe Living
- Additional Bedroom, Kitchen & Shower Room Within The Annexe
- Split-Level Gardens & Sun Terraces
- Separate Office / Entertaining Outbuilding
- Far-Reaching Sea & Woodland Views
- Four Bedrooms Within The Main House
- Generous Living & Dining Accommodation
- Detached Garage, Carport & Private Driveway
- Excellent Multi-Generational or Guest Accommodation Potential

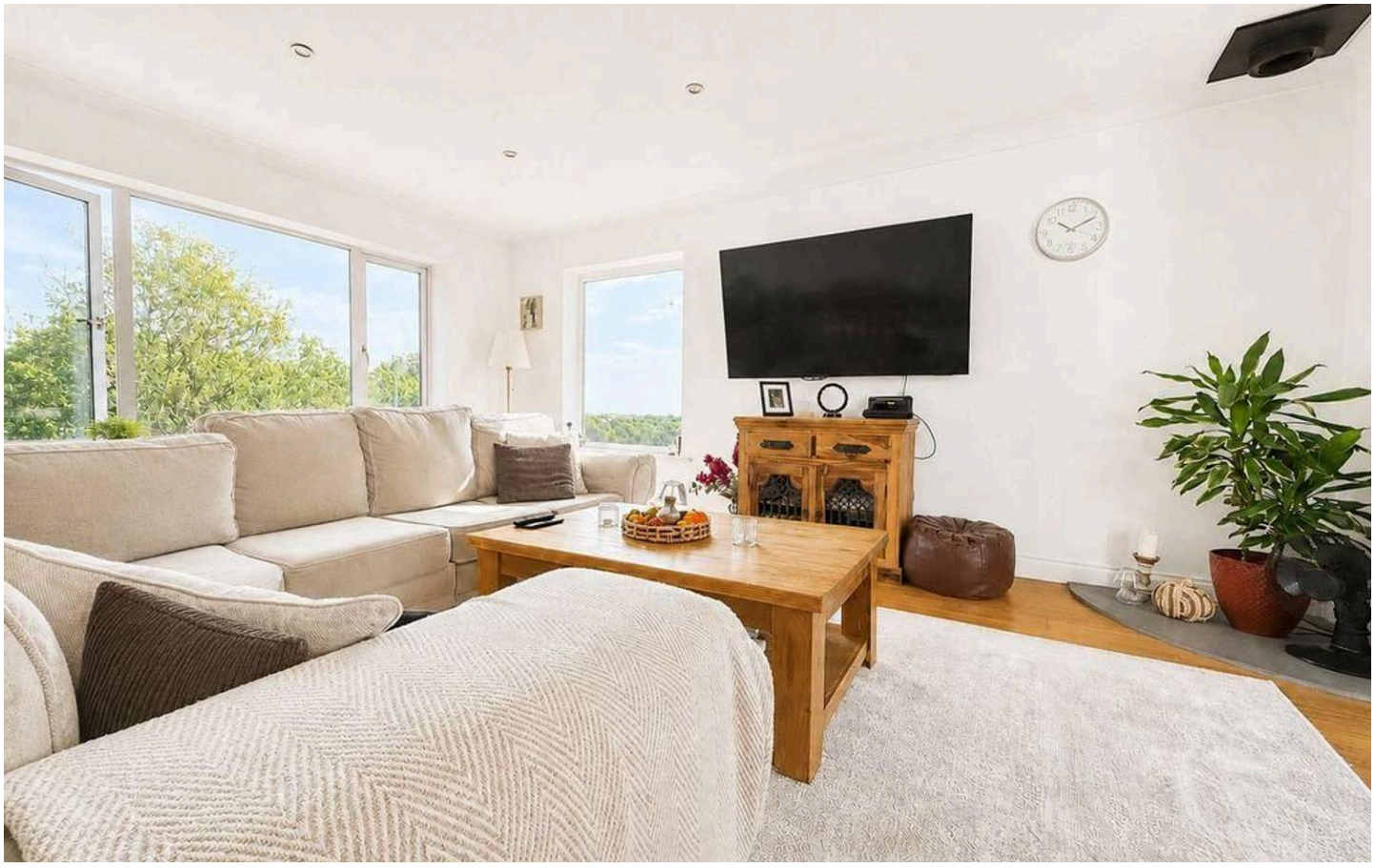
With a guide Price of £500,000 to £525,000.

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.

The Situation

Paignton is a seaside town on the coast of Torbay. Together with Torquay and Brixham it forms the







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 Accommodation

Bedrooms

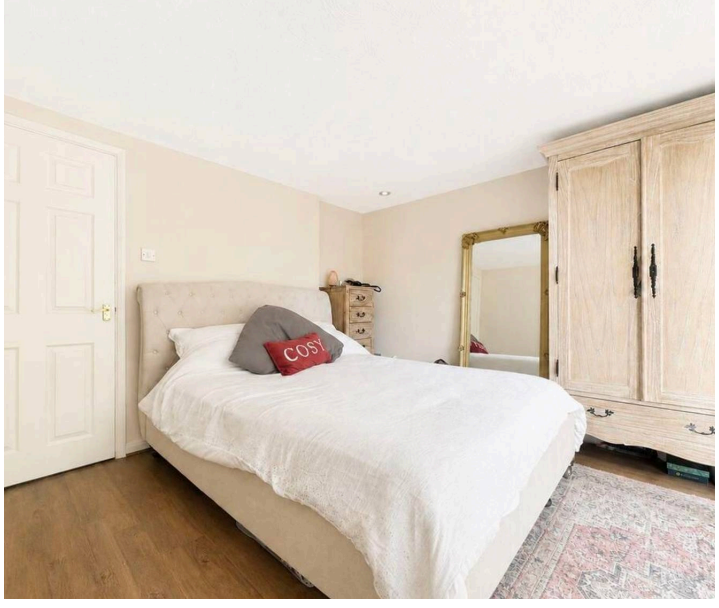
The lower level provides four bedrooms, including a principal bedroom with French doors opening onto a private sun terrace. With three other bedrooms located on this floor.

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.

The accommodation includes a light-filled conservatory opening onto the decked terrace, kitchen, bedroom, shower room and flexible dressing / storage area.

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.

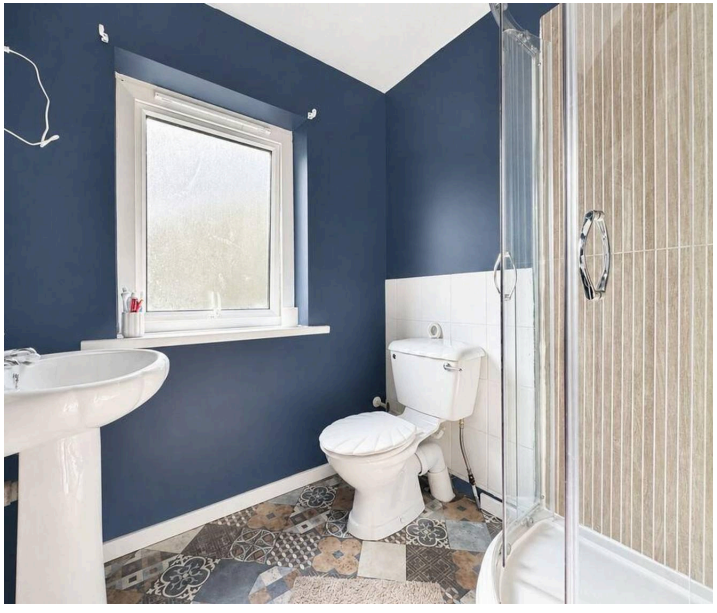
The Gardens & Grounds

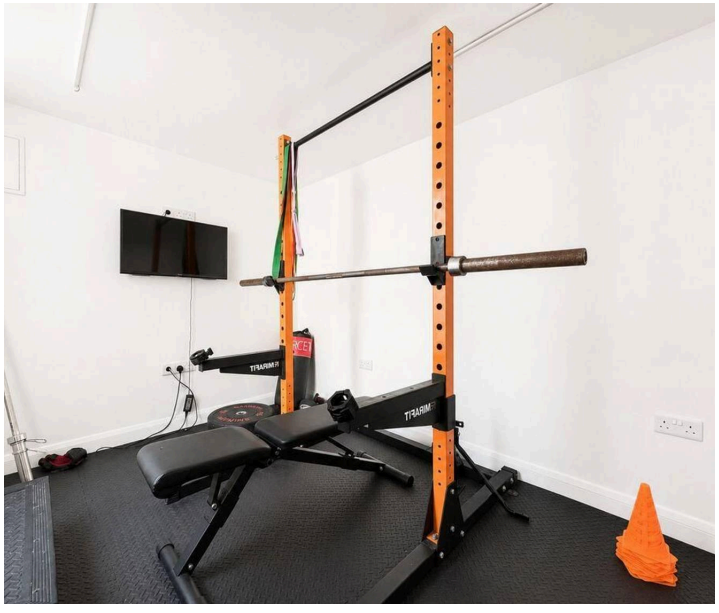
The property is surrounded by well-maintained, split-level gardens with terraces, lawns and established planting. A generous rear decked terrace provides an excellent space for outdoor dining and entertaining, with far-reaching views towards the sea and surrounding woodland. Steps lead through the landscaped 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.

Garage & Parking

Detached garage with adjoining carport, private driveway parking and additional storage space.







Council Tax

Band E.

Services

Mains electricity, mains water and drainage. Mains gas.

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 Oke Tor Close, where the property can be found on the right-hand side.

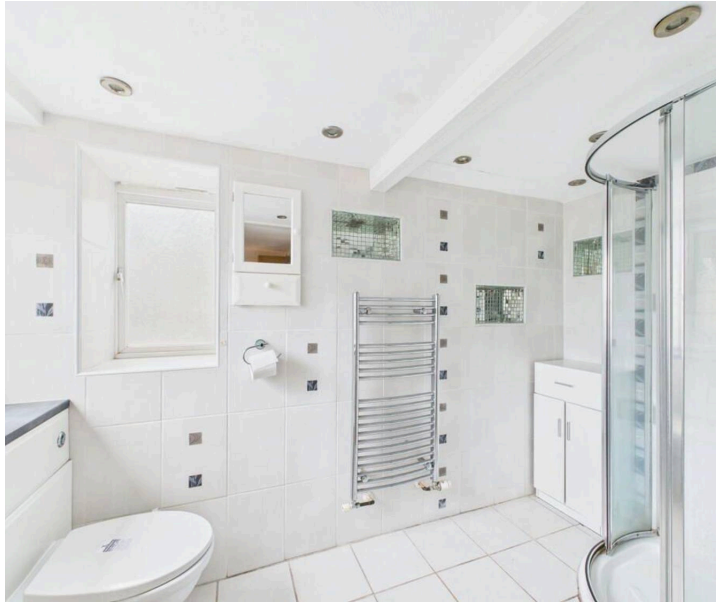
Council Tax band: TBD

Tenure: Freehold

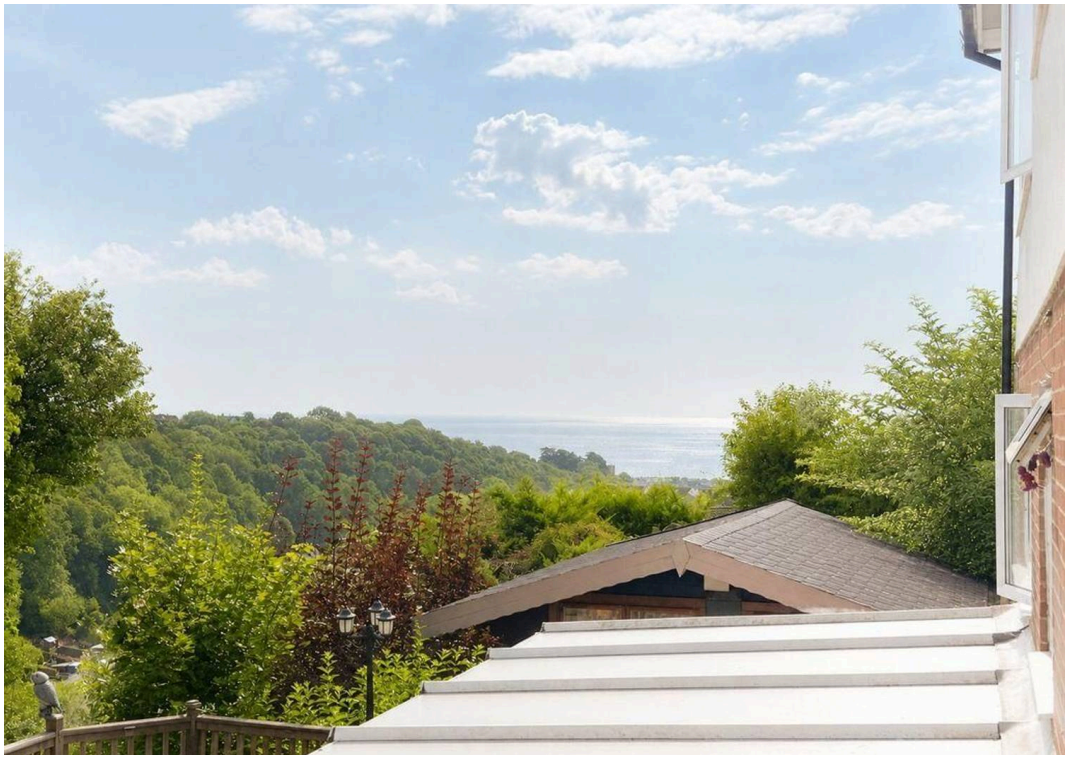
EPC Energy Efficiency Rating: C

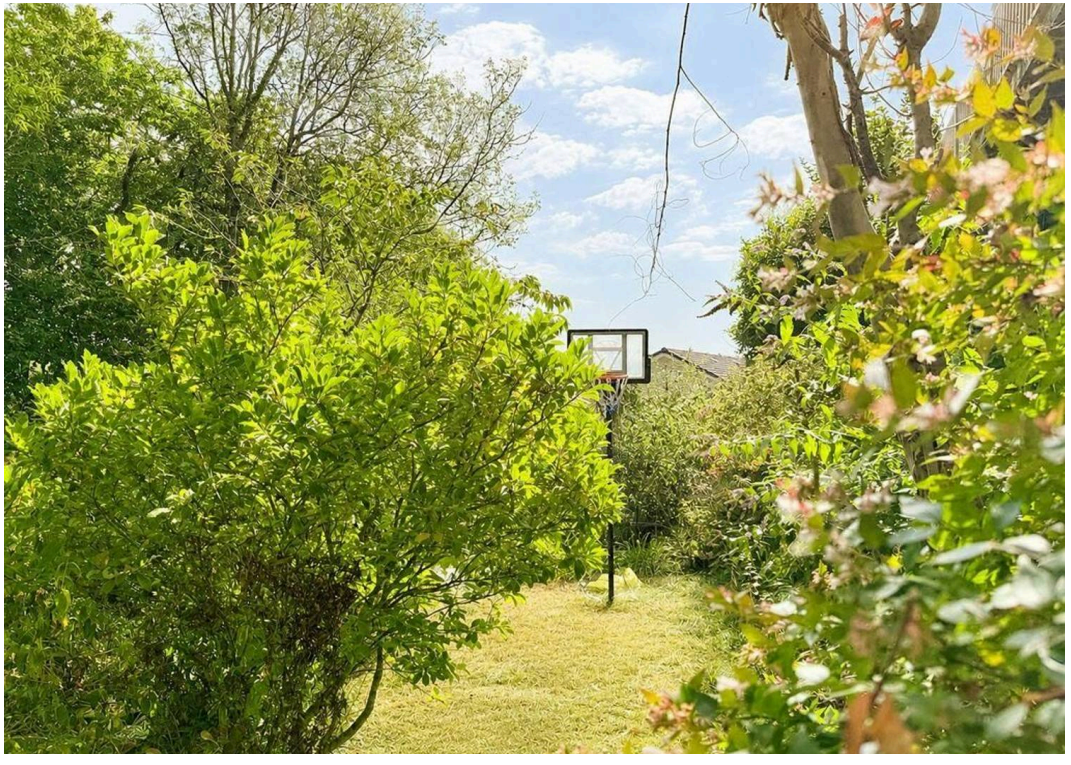








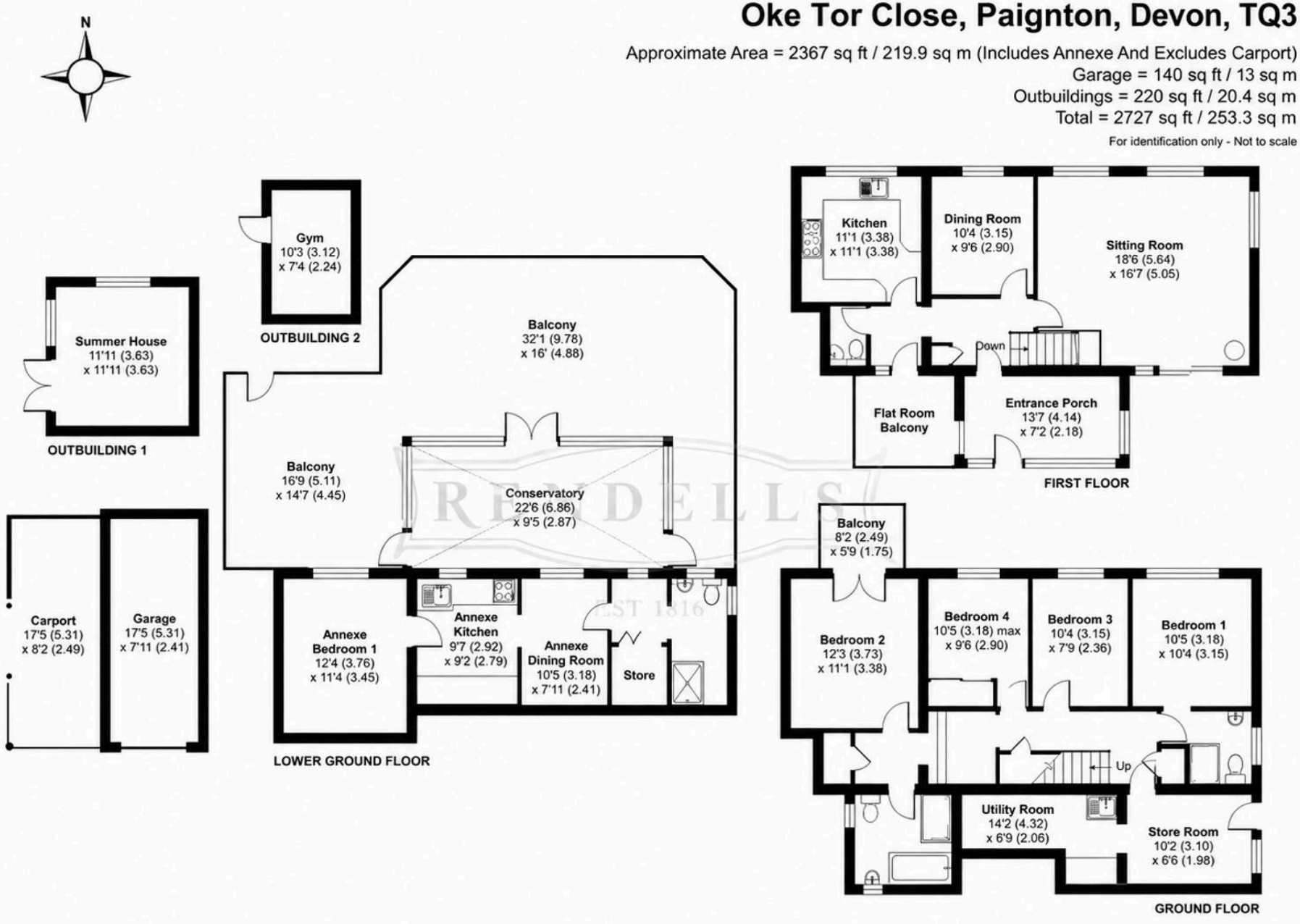






Oke Tor Close, Paignton, Devon, TQ3

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





Rendells Totnes Estate Agents

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