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Cypress, 35 Totnes Road, Paignton, Devon TQ4 5LA

*GUIDE PRICE £325,000+



A detached substantial period villa located in close proximity to Paignton town centre.

DESCRIPTION

A detached villa set on the fringes of the town centre, previously used as a care and assistance facility. The property is deceptive from the outside and also features a detached annexe building to the rear. The main building benefits from twelve bedrooms, three reception rooms, bathrooms and shower rooms, kitchen, utility room, five attic rooms and a boiler/laundry room accessed from the rear of the building. Subject to the relevant planning permissions being granted, the property would suit development into apartments.

LOCATION

Paignton is set in the heart of The English Riviera, between the Torbay towns of Torquay and Brixham, on the South Devon Coast. The town offers a selection of shops, large cinema and tourist attractions such as an amusement pier and several sandy beaches. Transport links by rail or bus link to the other Torbay towns and the major Devon cities of Plymouth and Exeter.

ACCOMMODATION

Ground Floor Entrance hallway to the front of the building featuring three reception rooms, kitchen and utility room. Rear hallway leads to four further bedrooms and a bathroom.

Accessed from the rear of the property is a separate laundry room which houses the main boiler for the property.

First Floor Four bedrooms, shower room, storage cupboards, rear hallway leading to a mirrored set of rooms on the ground floor including: four bedrooms and a bathroom. Fire escape access.

Second Floor Simple stairs lead to an attic space which has five rooms.

Detached Annexe Two ground floor rooms, shower room. To the first floor are two bedrooms and a bathroom. We are reliant on this information from the sellers as we were unable to access the annexe at the time of instruction.

Outside The property is approached by a short driveway from the road, with parking for multiple vehicles at the front of the property. A further drive leads to the rear of the property where the annexe is located and offers further parking. The garden areas are located to the sides of the annexe and bordered by walling.

EPC

Non Domestic EPC Ratings:
Cypress – C
The Cottage (annexe) – E



NOTE

To make enquiries on planning and developing the property, please contact Torbay Council on 01803 201201. The Pro Map shown is for identification purposes only and is not to scale. Crown Copyright reserved. The Pro Map measurement is 0.275 acres/0.111 hectares, interested parties must make and rely upon their own measurements.

AUCTION VALUER

Lucy Fuller

VIEWING

Strictly by block appointment only with Countrywide Property Auctions. Please call 01395 275691 for viewing dates.

