



JOHN LAKE
ESTATE AGENTS

Kestor Drive

Paignton | Devon | TQ3 1AP

Wide views over Occombe Woods and sea at Tor Bay with the stretching coastline to Brixham's Berry head are just one attribute of this FINE DETACHED COASTAL HOME.

Occupying a corner plot with extensive parking, the property affords versatile accommodation currently arranged as a two bedroom main home and SELF CONTAINED GARDEN LEVEL ANNEXE. Equally, the annexe remains connected to the principal living space and easily reverted to a four / five bedroom family house.

The picturesque Occombe Woods is virtually on the doorstep with connecting pathway adjoining the garden, whilst Preston Sands with its promenade and green lie at the base of the hill. Both Torquay and Paignton seafronts are equally accessible where sandy beaches, train stations, harbours and restaurants can be found. Torbay, as a cluster of neighbouring unique towns provides a wide range of leisure facilities including golf courses, theatres and host of sporting clubs to facilitate virtually every need.



£625,000 Freehold

JL

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Our Area

Paignton is nestled on the warm South Devon coast being one of three towns along with Torquay and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

Step Inside

STORM PORCH with leaded and stained glass composite entrance door and matching sidescreen, opening to the RECEPTION HALL with durable wood flooring and storage cupboard. CLOAKROOM with wash hand basin, WC and obscure window. The SITTING ROOM features a bay window and sliding patio doors, commanding exceptional views over the surrounding area taking in the neighbouring Occombe Valley Woods to the sea at Tor Bay with Paignton Pier in the foreground and Berry Head beyond.

The patio doors open onto a brick paved TERRACE with retractable awning. The KITCHEN/DINING ROOM is loosely divided into two areas via a wide breakfast bar with window to the dining area. The kitchen is fitted with a range of high gloss units with brushed chrome handles and working surfaces in a woodblock effect with inset Franke sink unit with waste disposal. Rangemaster double oven with five ring gas hob and extractor hood over, integrated dishwasher, and fridge/freezer. Under unit lighting, larder cupboard and window overlooking the front garden. Open access to an extended SNUG with dual aspect having window to the front and sliding patio doors opening to the terrace. BEDROOM 1 with picture window enjoying the beautiful views over Occombe Valley Woods to the sea at Tor Bay.

DRESSING AREA with a comprehensive range of fitted wardrobes and drawers. EN-SUITE with inset double ended bath with shower attachment taps, walk-in shower, wash hand basin and WC.

Two chrome heated ladder towel rails, tiled floor with underfloor heating and obscure window. BEDROOM 2 with picture window again enjoying the beautiful sea views, comprehensive range of fitted wardrobes and drawers. EN-SUITE with shower cubicle, wash hand basin and WC. Fully tiled walls and floor. From the Reception Hall a staircase leads down to the GARDEN LEVEL HALL with understairs storage cupboard. UTILITY with provisions for washing machine, dryer and fridge/freezer. Wall mounted cupboards and base unit, worktop with inset sink unit. Door giving access to the rear garden and access to extensive under house storage where the unvented cylinder and Worcester gas boiler are positioned.

The garden level provides a SELF-CONTAINED ANNEXE with its own entrance but equally connecting to the main accommodation. Door to the open plan KITCHEN/BREAKFAST AREA with window and door overlooking and opening to the rear garden. The kitchen is fitted with a range of white plank effect fronted units and granite effect work tops with inset ceramic sink unit. Provision for electric cooker and space for fridge/freezer. LOUNGE with window and BEDROOM with dual aspect and fitted wardrobes. SHOWER ROOM with wash hand basin and WC. Fully tiled walls, heated towel rail and tiled floor.





7
minute drive
to
Paignton
Sea Front



10
minute drive
to
The Willows
Shopping District



Step Outside

To the rear is a paved terrace that runs the width of the property with block built bin storage. Corner decked pergola with timber surround, covered with mature creepers from where the views over Occombe Valley and sea at Tor Bay are enjoyed. The lower garden area is mainly laid to lawn with central cherry tree and mature shrubs and plants to the borders. Potting shed. Gated access to both side elevations. A brick paved terrace is positioned directly outside the sitting room and snug, which continues around to the front with the block paved terracing running across the full width of the property and providing a lovely sheltered seating area. Further tiered garden areas, mainly laid to lawn with a selection of mature shrubs and plants including beautiful roses. The block paved driveway has comfortable parking for three standard cars. GARAGE with remote controlled up and over door, power, lighting and side personal door.

Additional Information

Gas Central Heating
Double Glazing

Directions: SAT NAV - TQ3 1AP. From the A380 linking Torquay and Paignton (Hamlin Way, joining Hellevoetsluis Way, joining Marldon Way), turn left at the roundabout between Marldon Way and Kings Ash Road. Turn first left into Dolphin Court Road, continuing straight on into Longmead Road at the junction with Windmill Road. Turn immediately right into Kestor Drive.

OWNERS INSIGHT

"Over our fifteen years we have changed and adapted the house to suit our needs, with the annexe providing a perfect independent space for our mum, and currently generating a additional income from holiday letting. The annexe can remain a self-contained space, but easily incorporated back into the main house if needed.

The elevated position means we have enjoyed exceptional, ever changing views which we will miss very much, although it does also mean we experience the changing weather! We have established various seating areas to relax and either follow the sun, or provide shelter.

We can honestly say both the location and neighbours are lovely, and the decision to move has been a difficult one to make. We will be staying local, but the time has come to downsize and let the next owners make similar wonderful memories to our own."

Council Tax Band - D (Torbay Council)

EPC - C. ANNEXE - D

Regional Cities of
Exeter & Plymouth
Approximately 20
Miles and 37 miles
respectively

Magnificent
Dartmoor National
Park approximately
21 miles

TORQUAY IS WELL CONNECTED...



Torquay
Train Station is
just one stop
from the main
line Newton
Abbot



Exeter
Airport
provides both
UK and
international
flights



Torquay
Marina
provides a
safe haven for
boats in all
weathers



TOTAL FLOOR AREA : 2023 sq.ft. (188.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.