

# 11 Headland Park Road

Preston, Paignton, Devon, TQ3 2EN

For Sale By Informal Tender  
Wednesday 18th December at 12 Noon





# 11 Headland Park Road

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**A fabulous opportunity to reconfigure & renovate this spacious family home situated in a particularly desirable part of Torbay, close to the beach & town.**

**Substantial, Semi-Detached Freehold Property with Large Garden in Generous Plot (approx. 718 sq m)  
Currently Arranged as 5/6 Bedrooms with Planning to Convert Loft into Master Bedroom/En-Suite/Dressing Room  
Spacious Ground Floor Area with Bay Fronted Reception Rooms & Planning for Stunning 'Wrap Around' Kitchen Diner Extension with Additional Garage  
Private Garden with Sunny South Facing Aspect and Space for Studio/Office/ Holiday Let (STP)**

***Rare Total Renovation Project in the Preston Area Ideal for Private Purchasers or Property Developers/Speculators***

## **LOCATION**

The property is located in Headland Park Road, a popular residential district in Preston, a desirable seaside suburb of Paignton situated between Torquay and Brixham.

Preston has a thriving community and is a vibrant place to live with a busy parade of shops offering an array of amenities and services, close to the popular beach at Preston Sands, with its sandy beach, colourful beach huts, parking and green behind. Preston is a short walk from Paignton town centre with all the usual benefits of a busy town centre together with a mainline train station, bus station and theatre. Paignton's promenade and beach with pier, linked with Preston Sands at low tide. There is a choice of well regarded schools in the area including Torquay and Churston Grammar Schools.

Exeter is approximately 25 miles to the north of Paignton, accessed via the A380 Devon Expressway. Exeter is connected to the M5 Motorway and has a regional airport. The popular town of Totnes is approximately 5 miles to the west of Paignton and the towns of Torquay, Brixham and Dartmouth are easily accessible from the town.

Ref No: 5074

**Guide Price £500,000 - £550,000 + Freehold**

**Interested in this property?**

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## DESCRIPTION

11 Headland Park Road is an attractive, double bay fronted, semi-detached Victorian property which offers expansive and versatile living space over two floors, with planning consent to go up into the attic space. Whilst the property is in need of complete renovation, the building retains all of its original features and boast spacious proportions and high ceilings throughout, with plenty of natural light and wide corridors and landings.

Importantly, the property also has the benefit of a recently granted planning consent for a substantial 'wrap around' kitchen/diner extension with separate garage. This will completely transform the ground floor living space, especially with its easy access to the spacious south facing garden to the rear.

The remodelling of the house will provide a large interconnecting living, dining, kitchen area with sliding double doors/bifold doors out onto the garden with a utility area and further store. The two principal bay fronted rooms will provide a sitting room and lounge (or alternatively study or further double bedroom) with the spacious hall and staircase leading to three principle double bedrooms, a smaller double bedroom and single bedroom/study with family bathroom and separate WC at first floor level.

The attic space would provide a superior master bedroom suite with additional en-suite bathroom and walk in dressing room with two pitched roof dormers and three Velux windows, with a built up external gable end.

The property is vacant and has been completely cleared internally and externally, ready for immediate renovation.

The accommodation currently comprises:-

### **ENTRANCE DOOR**

Leading to:-

### **ENTRANCE HALL**

### **SITTING ROOM**

12' 2" x 17' 2" (3.71m x 5.22m)

### **2ND LOUNGE/BEDROOM**

12' 2" x 15' 11" (3.70m x 4.84m)

### **DINING ROOM**

12' 2" x 13' 3" (3.71m x 4.04m)

### **KITCHEN**

14' 4" x 8' 6" (4.38m x 2.60m)

With pantry.

Door through to:-

### **GARDEN ROOM**

12' 7" x 9' 4" (3.83m x 2.84m)

Stairs up to:-

### **FIRST FLOOR**

### **LANDING**

### **BEDROOM**

12' 0" x 16' 2" (3.66m x 4.92m)

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## **SINGLE BEDROOM**

6' 3" x 10' 4" (1.90m x 3.14m)

## **BEDROOM**

12' 0" x 17' 5" (3.66m x 5.30m)

## **BEDROOM**

12' 0" x 13' 2" (3.66m x 4.02m)

## **BATHROOM**

With airing cupboard.

## **BEDROOM**

8' 10" x 7' 1" (2.68m x 2.15m)

## **SEPARATE WC**

## **ATTIC SPACE**

## **OUTSIDE**

Substantial level garden to the rear of the property with sunny aspect.

Parking for 2 cars to front.

Space and planning consent to side of the property for single storey garage.

## **COUNCIL TAX BAND E**

## **EPC RATING E**

## **FOR SALE BY INFORMAL TENDER**

Best and final offers are invited in writing (email acceptable) to the Agents, Bettsworths before 12 noon on Wednesday 18<sup>th</sup> December 2024.

Offers should include details of the buyer's circumstances and finances required to purchase, as well as any conditions of the bid.

The successful purchaser will be expected to exchange contracts within 28 days of acceptance.

## **SERVICES**

We have been informed that the property is connected to all mains services.

## **PLANNING**

The property benefits from 2 current planning consents, details of which are available on the Torbay Councils website.

Single storey extension Ref P/2023/0979

<https://publicaccess.torbay.gov.uk/view/applicationDetails.do?activeTab=summary&keyVal=S42NYUQIIMD00>

Loft conversion Ref P/2023/0739

<https://publicaccess.torbay.gov.uk/view/applicationDetails.do?keyVal=RZSNJ1QIGUN00&activeTab=summary>

## **VIEWING**

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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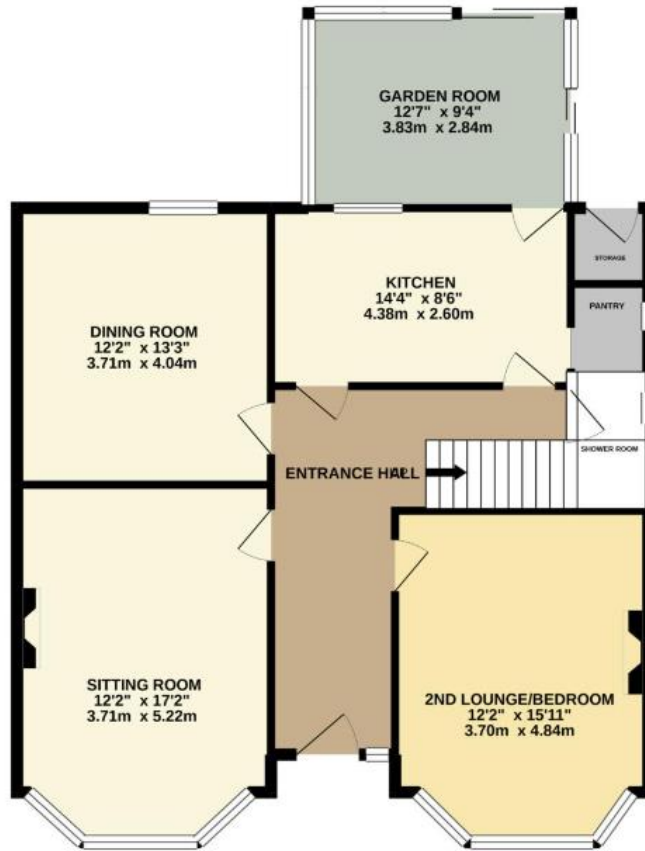




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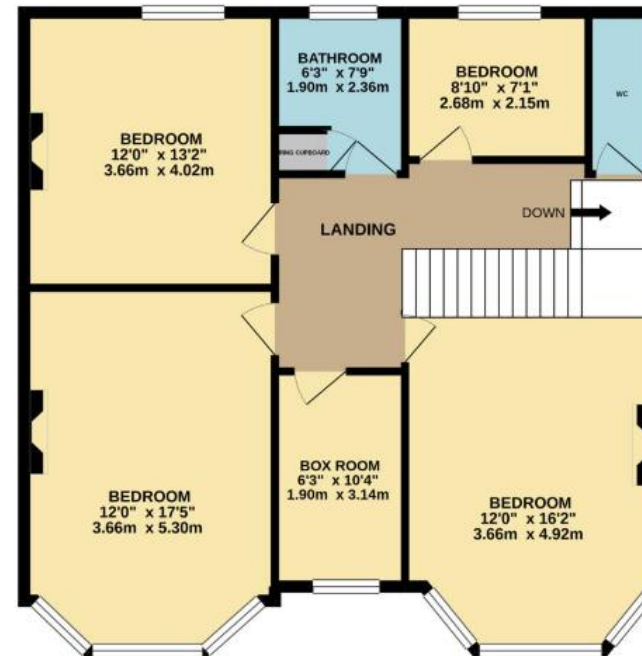
GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 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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1ST FLOOR  
877 sq.ft. (81.4 sq.m.) approx.



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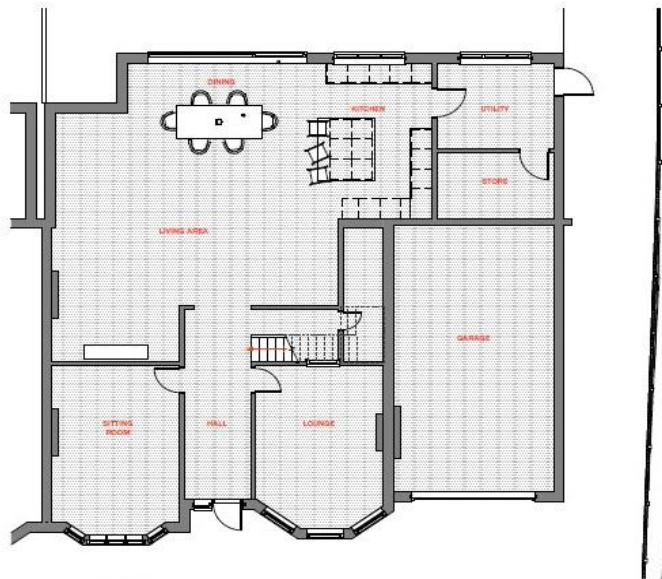


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4 GROUND FLOOR PLAN  
SCALE: 1:50



1 GROUND FLOOR PLAN  
SCALE: 1:50

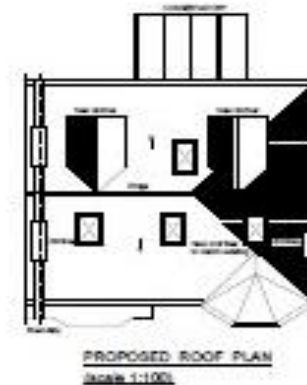
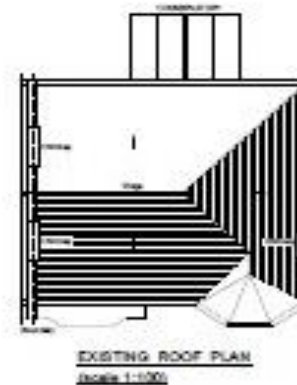
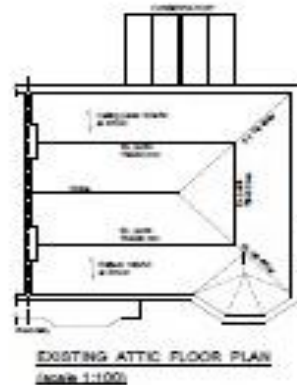
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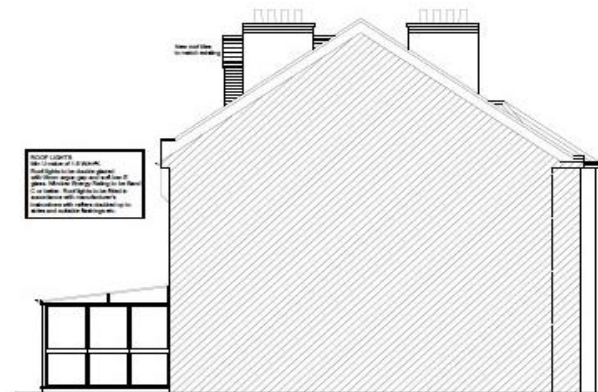
PROPOSED FRONT ELEVATION  
(scale 1:50)



PROPOSED SIDE ELEVATION  
(scale 1:50)



PROPOSED REAR ELEVATION  
(scale 1:50)



PROPOSED ADJ. SIDE ELEVATION  
(scale 1:50)

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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