



Wynncroft

2 Elmsleigh Park, Paignton, Devon, TQ4 5AT



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**A Substantial Semi-Detached Victorian Residence in a Superb Position
Ideally Located For Access to the Town Centre & Beaches
Main House with 7 Bedrooms, 4 Receptions & 6 Bathrooms
Separate Spacious Ground & First Floor 2 Bed Flats Being Holiday Let
Varying Residential Use Including Home & Income or Multigeneration Living
Ample Off Road Parking for up to 7/8 Vehicles**

DESCRIPTION

If you are looking for a large home that offers a wide range of opportunities to cater for specific needs, then this delightful semi-detached period home may just be the ideal choice. Located in a prime residential location it affords superb access to both Paignton Town Centre and the nearby beaches of Paignton and Goodrington, together with the vibrant Paignton Harbour.

Bettesworths thoroughly recommend an internal inspection to fully appreciate exactly what Wynncroft has to offer and its wide range of possibilities depending on people's individual requirements.

With both the Coach station and Train station within easy walking distance, together with Paignton's wide range of Town centre amenities including popular beach & harbour area, this position represents an ideal holiday location for a wide range of year round tourists.

Ref No: 4736

£600,000 Freehold

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MAIN ACCOMMODATION COMPRISES:-

Timber gate opens to the front garden which leads to:-

COVERED ENTRANCE PORCH

Timber front door with glazed insert opening to:-

ENTRANCE PORCH

Store cupboards. Fire alarm system. Cloaks hanging space. Timber and glazed panel door opening to:-

ENTRANCE HALL

Staircase with turned balustrade and polished handrail rising to first floor. Under stairs larder store. Radiator. Doors off to:-

MAIN LIVING ROOM

20' 5" x 12' 10" (6.22m x 3.92m)

Large bay window to front with small French doors opening onto entrance porch area. Fire surround with tiled back & hearth. Ornate cornice ceiling. Picture rail. Smoke detector. Radiator.

SECOND RECEPTION/DINING AREA

27' 0" x 13' 9" (8.22m x 4.19m) (narrowing to 2.99m)

Two large sash windows to front. Wood effect flooring. Coved ceiling. Recessed downlighters. Radiator. Smoke detector. Doors off to:-

OFFICE/SPARE BEDROOM

11' 2" x 7' 3" (3.41m x 2.2m) (overall)

Double glazed window to front door. Radiator. Coved ceiling. Smoke detector.

MUSIC ROOM/SPARE BEDROOM

8' 10" x 8' 1" (2.70m x 2.47m) (overall)

uPVC double glazed window to side. Radiator. Coved ceiling.

The main hallway leads on to an inner hallway and rear lobby which gives access to the kitchen and the rear private patio area. Further doors off to: -

RECEPTION ROOM 3/ BEDROOM 7

12' 10" x 10' 3" (3.92m x 3.13m)

uPVC double glazed window overlooking the private patio area. Picture rail. Built-in wardrobes with storage above. Radiator.

CLOAKROOM

Low-level WC, wash hand basin, obscure window, dado panelling to half height with tiles above.

BATHROOM

Panelled shower/bath with electric shower, rail and head. Pedestal wash hand basin. Tiled walls. Fitted storage cupboards. uPVC double glazed window.

KITCHEN

20' 8" x 12' 8" (6.29m x 3.87m)

Spacious room with a comprehensive range of base cupboards and eye level units to three walls having contrasting work surfaces and tiled splashbacks. Space for range style cooker with extractor over. Space and plumbing for a washing machine and two dishwashers. Ample space for several upright fridge freezers. Ceramic tile flooring with several inlaid decorative mosaic tiles. uPVC double glazed window to side. From the kitchen there is a door opening to a side lobby with a uPVC door giving access on to the side garden area.

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FIRST FLOOR

There is a mezzanine area before the main first floor landing with a walk-in linen cupboard. Further built-in store cupboard with slatted shelving storage. Door to:-

BATHROOM

(Primarily for use by bedroom 1). Panelled bath with tiled surround and shower mixer attachment. Pedestal wash hand basin. Low-level WC. Remaining half height tiled walls. Double radiator, obscure window to rear. Archway opening to a shower area (currently not in use) having a shower cubicle with bi-folding doors. Obscure window to rear.

MAIN LANDING

Staircase rising to second floor. Smoke detector. Doors off to:-

BEDROOM 1 - (Let at £650 pm inc. utilities & parking space)

13' 3" x 10' 4" (4.05m x 3.14m)

uPVC double glazed window overlooking the private patio area. Radiator.

BEDROOM 2 - (Let on friends & family rate £200 pm inc. utilities & parking space)

13' 4" x 12' 2" (4.07m x 3.72m)

Large bay window with views over the front garden. Picture rail. Radiator. Door to:-

EN-SUITE

Walk-in shower cubicle with fitted electric shower. Large vanity unit with wash hand basin with storage beneath. Low-level WC. Attractive tiled walls. Extractor. uPVC double glazed window to front.

BEDROOM 3 - (Let at £600 pm inc. utilities & parking space)

12' 8" x 8' 0" (3.86m x 2.44m)

Two sash style windows to front elevation. Picture rail. Radiator. Door to:-

EN-SUITE

Walk-in corner shower cubicle with shower mixer attachment and rail. Pedestal wash hand basin. WC. Extractor.

BEDROOM 4 - (Let at £650 inc. utilities & parking space)

10' 9" x 10' 0" (3.27m x 3.04m)

uPVC double glazed window to side. Radiator. Picture rail. Smoke detector. Door to:-

EN-SUITE

Corner shower cubicle with shower mixer attachment and tiled surround. Pedestal wash hand basin, splashback, vanity mirror. WC. Radiator. uPVC double glazed window to side.

SECOND FLOOR

Landing with a skylight window. Doors off to:-

BEDROOM 5

17' 0" x 9' 11" (5.18m x 3.02m) (max)

Good size room with uPVC double glazed window to the rear having far-reaching open outlook over Paignton. Double radiator. Smoke detector.

EN-SUITE

uPVC double glazed window to the front with distant outlook. Vanity unit with wash and basin, vanity mirror. Shower cubicle with tiled surround.

BEDROOM 6

11' 9" x 10' 4" (3.57m x 3.15m) (max)

Two windows to the front with a distant outlook. Recess into eaves for wardrobe space.

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SHOWER ROOM

This room presently has a usable wash hand basin and WC with an area suitable for a potential shower cubicle. The shower room was primarily for use by bedroom 6 and there may be the possibility of incorporating this within the bedroom.

OUTSIDE

Timber wooden access gate with further timber fencing opens to the front garden, being fully enclosed and enjoying a good degree of privacy with several specimen trees. The garden is made up of a timber decked area with decorative stone chipped borders with the remainder of the garden being paved with access leading to the side. To the rear is a patio garden being paved with an attractive good size gazebo. The garden enjoys a good degree of privacy being enclosed by both stone walling and timber fencing.

LAUNDRY ROOM

PRIVATE PARKING

To the side of Wynncroft is a service lane, which leads to the rear parking area which provides more than ample parking for both the main house and the AirBnB flats, serving potentially up to 7 vehicles.

GARDEN APARTMENT COMPRISES:-

uPVC double glazed front door and side panel opens to:-

LIVING/KITCHEN ROOM

LIVING AREA

11' 0" x 11' 6" (3.35m x 3.51m)

uPVC double glazed window overlooking the parking area. Dark wood effect laminate flooring.

KITCHEN AREA

13' 11" x 8' 0" (4.24m x 2.43m) (max)

Attractive range of fitted base & eye level cupboards to three walls with complimentary work surfaces and inset 1½ bowl stainless steel sink unit. Small, tiled splashback. Built-in electric oven with ceramic hob and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for an undercounter fridge. Lobby area off the Living area, with doors off to:-

BEDROOM 1

12' 0" x 9' 2" (3.66m x 2.80m)

uPVC double glazed window to side, modern electric panel heater. Coved ceiling.

BEDROOM 2

10' 5" x 9' 9" (3.18m x 2.97m)

uPVC double glazed window overlooking the parking area. Modern panel heater. Coved ceiling.

BATHROOM

Comprising panel bath with fitted electric shower, rail and showerhead over. Glazed shower screen. Wall hung, wash hand basin. Low-level WC. Tiled walls. Electric radiator with assisted convector. Extractor vent.

OUTSIDE

The apartment is approached from the parking area via a timber gate leading to a private paved patio area, having surrounding timber fencing and steps leading up to the front door.

https://www.airbnb.co.uk/rooms/720151090968402788?source_impression_id=p3_1711459969_c%2BLeW0Oa3UCnolOR

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NEST APARTMENT COMPRISES:-

Private steps dog leg up to an obscure uPVC double glazed front door, opening to:-

ENTRANCE HALLWAY

Good size area with a window to the side. Cupboard housing smart electric meter and water meter. Smoke detector. Coved ceiling. Doors off to:-

LOUNGE

16' 1" x 11' 11" (4.91m x 3.64m) (narrowing to 2.68m)

uPVC double glazed window to front with open outlook and further window to the side.

KITCHEN BREAKFAST ROOM

15' 6" x 11' 1" (4.72m x 3.37m)

uPVC double glazed window with an open outlook over the parking area. Range of fitted base cupboards and drawers to two walls with complimentary work surfaces and inset, 1½ bowl stainless steel sink unit. Tiled splashbacks. Built-in electric oven, ceramic hob and hood over. Space and plumbing for washing machine. Space for upright fridge/ freezer. Coved ceiling. Electric panel heater. Smoke detector.

BEDROOM 1

14' 4" x 7' 11" (4.37m x 2.41m)

uPVC double glazed window to side. Panel heater. Door to En-suite with good size, walk-in shower cubicle with tiled surround, electric shower, rail and head. Wall hung wash hand basin with splashback, WC. Electric towel rail with convector fan. Obscure uPVC window to the side.

BEDROOM 2

10' 6" x 8' 10" (3.19m x 2.69m)

uPVC double glazed window to side.

BATHROOM

Panelled bath with tiled surround and fitted electric shower. Wash hand basin. WC. Electric towel rail with convector fan. Obscure window to side.

https://www.airbnb.co.uk/rooms/966526071021562824?source_impression_id=p3_1711459608_p%2BWO2HRauMmWqKIR

GENERAL INFORMATION

EPC RATINGS

2 Elmsleigh Park - E.

2a Elmsleigh Park - D.

2b Elmsleigh Park - D.

COUNCIL TAX BANDS

2 Elmsleigh Park - E.

2a Elmsleigh Park - A.

2b Elmsleigh Park - A.

SERVICES

The premises is connected to all main services. The main house is fitted with an L2 fire alarm system. The apartments are fitted with emergency lighting interconnected fire alarm system and fire doors.

VIEWING

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

WHAT3WORDS///SOUP.CHATS.WHEELS

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MAIN HOUSE BEDROOMS



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GARDEN APARTMENT



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NEST APARTMENT



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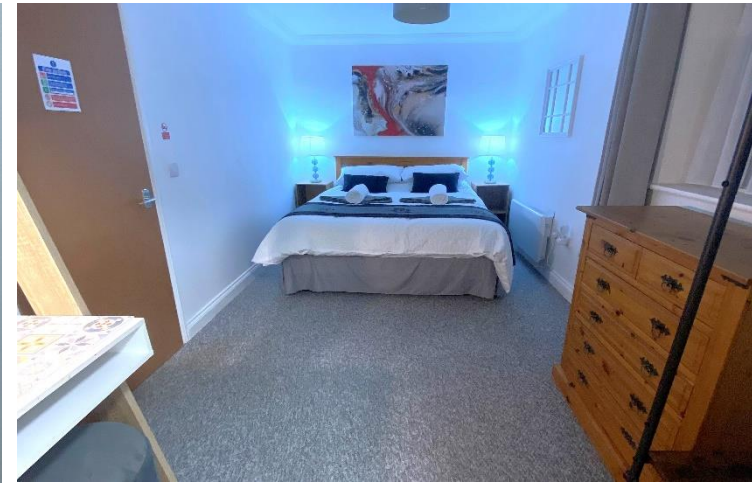




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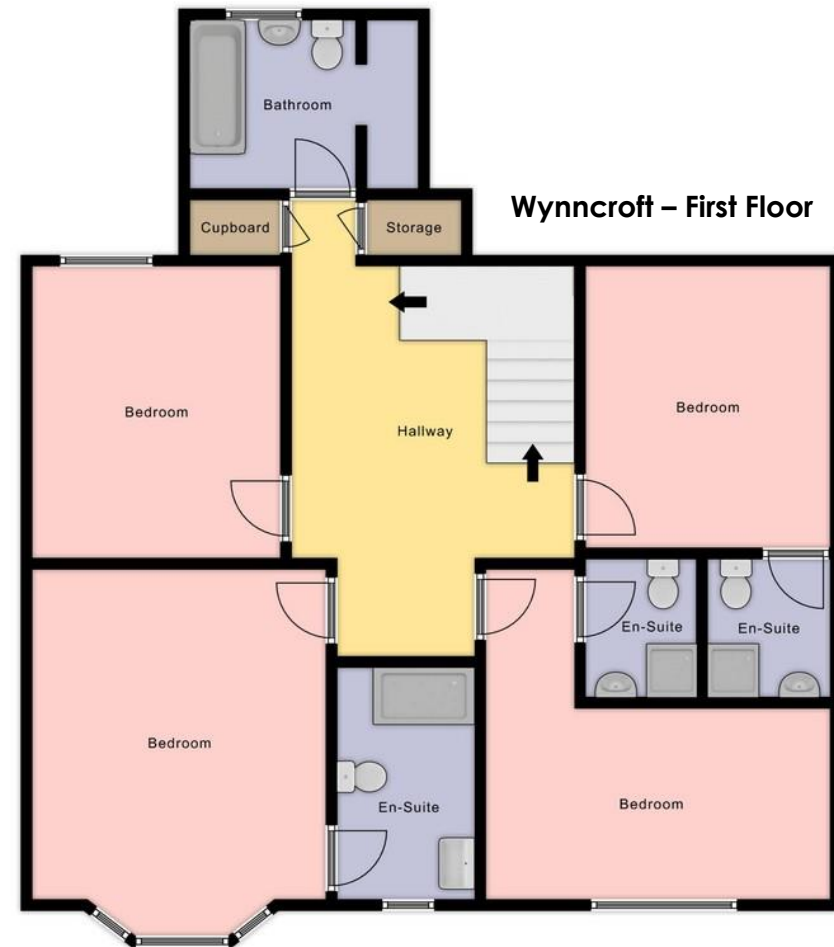
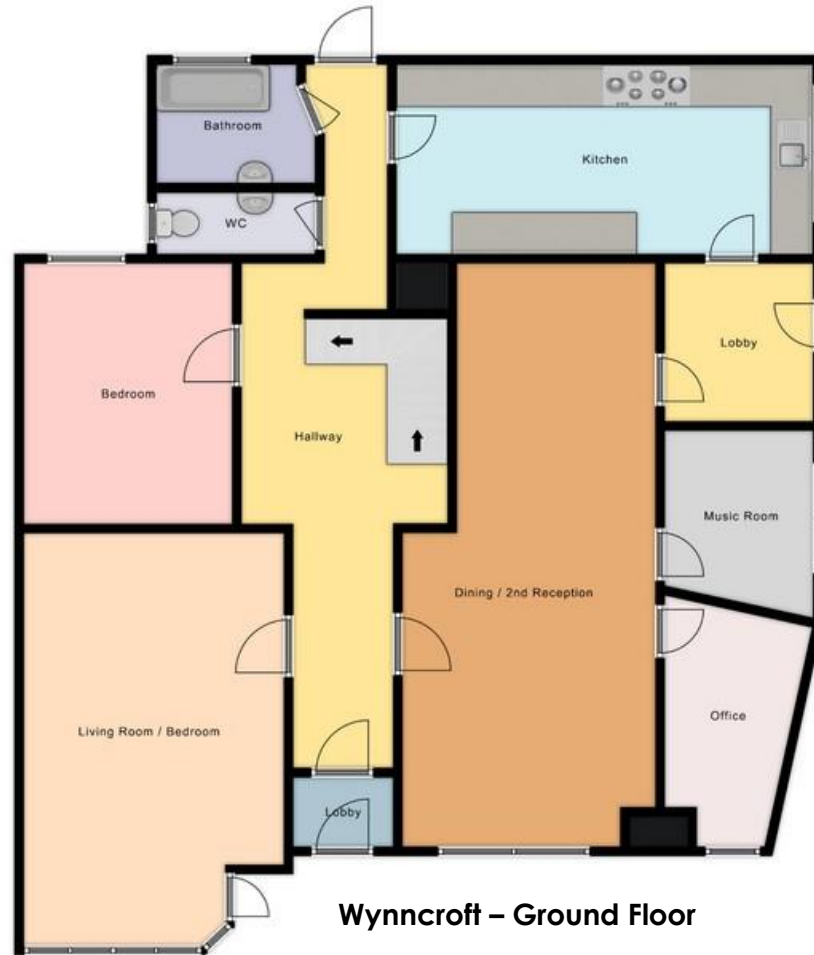


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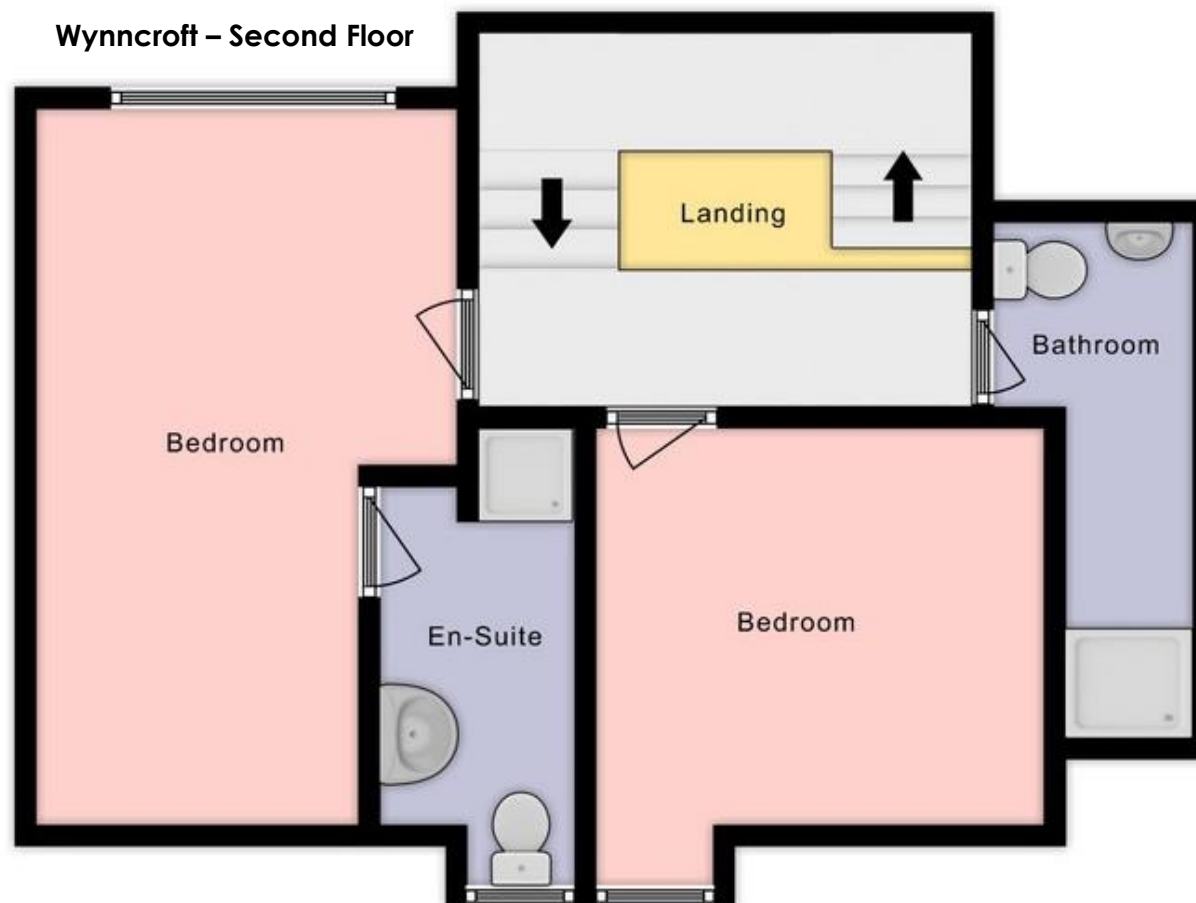


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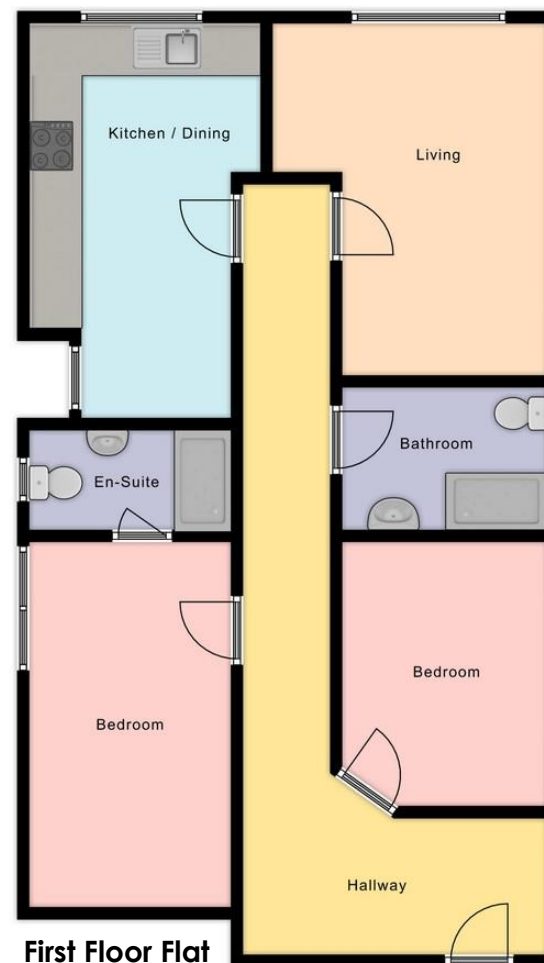
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Ground Floor Flat



First Floor Flat

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